simpsonhaugh

LOGIK DEVELOPMENTS | Sir Robert McALPINE Capital Ventures | Deloitte.

Arundel Street – Manchester

DESIGN & ACCESS STATEMENT ADDENDUM | AUGUST 2024

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1.0 Introduction



Site location

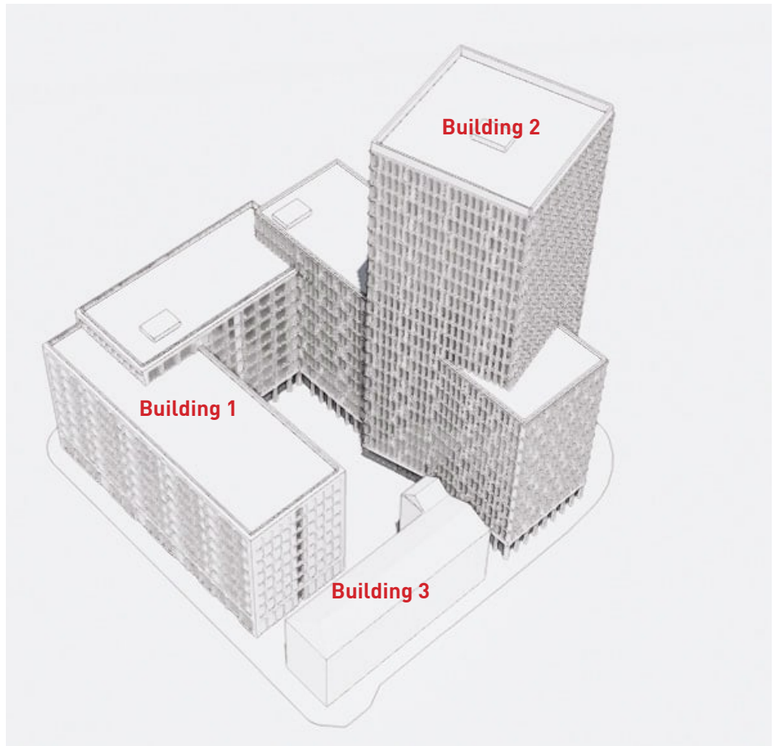


Diagram of proposed development

1.1 Summary

This Design and Access Statement Addendum by SimpsonHaugh has been prepared in support of proposed amendments to the approved planning application (ref. 134385/NMC/2022) for the following:

Construction of a part 8 and 9 storey building located on Arundel Street and Worsley Street to comprise residential uses (Use Class C3) and ground floor commercial units (Use Classes A1, A2, B1, D1 and D2) and resident roof garden; a part 11 and part 23-storey residential building located on the Mancunian Way (Use Class C3); demolition of the existing industrial buildings; the refurbishment and conversion of the existing 4-storey DOT Building (Use Classes C3), together accommodating a total of 366No. 1, 2 and 3 bed apartments; along with associated courtyard car parking (24No spaces), cycle parking, access, landscaping, and associated work.

The planning application approval was granted in August 2022. This statement should be read in conjunction with Design and Access Statement Addendum (April 2022) submitted in support of the approved planning application.

1.2 Overview of Proposed Amendments

Since the planning application was approved in August 2022, the project team has continued to develop the detailed design, resulting in the requirement for a number of amendments.

The amendments are derived from the changes in regulations and standards since planning approval was granted, principally relating to the Building Safety Act, as well as associated refinement of the project brief. The proposed amendments are described in Section 2, but are summarised below:

- Integration of a second staircase to serve all levels of Building 2 and adjustments to the core arrangement - in response to updated Building Regulations regarding fire safety
- Adjustments to the core arrangement within Building 1 - in response to updated Building Regulations regarding fire safety
- Adjustments to the ground floor general arrangement - principally to update means of escape routes in response to updated Building Regulations regarding fire safety; with refinements to the project brief for resident's amenity, building management support spaces and rationalisation of functional spaces such as refuse/cycle storage to suit the functional brief of the Applicant.
- Adjustments to building services strategy, in response to updated Building Regulations regarding fire safety and energy efficiency
- Adjustment to the façades of Buildings 1 and 2, in response to updated Building Regulations regarding thermal efficiency and overheating
- Provision of residential accommodation at all levels of Building 3 (former Dot Motorcycle Workshop), in lieu of commercial, to suit the functional brief of the Applicant.
- Adjustments to the floor-to-floor heights of Buildings 1 and 2, to suit the functional brief of the Applicant.
- Adjustments to the landscaped spaces at Level 00, Levels 08 and 09 of Building 1 and Level 11 of Building 2, in response to updated Building Regulations regarding fire safety and to suit the functional brief of the Applicant.

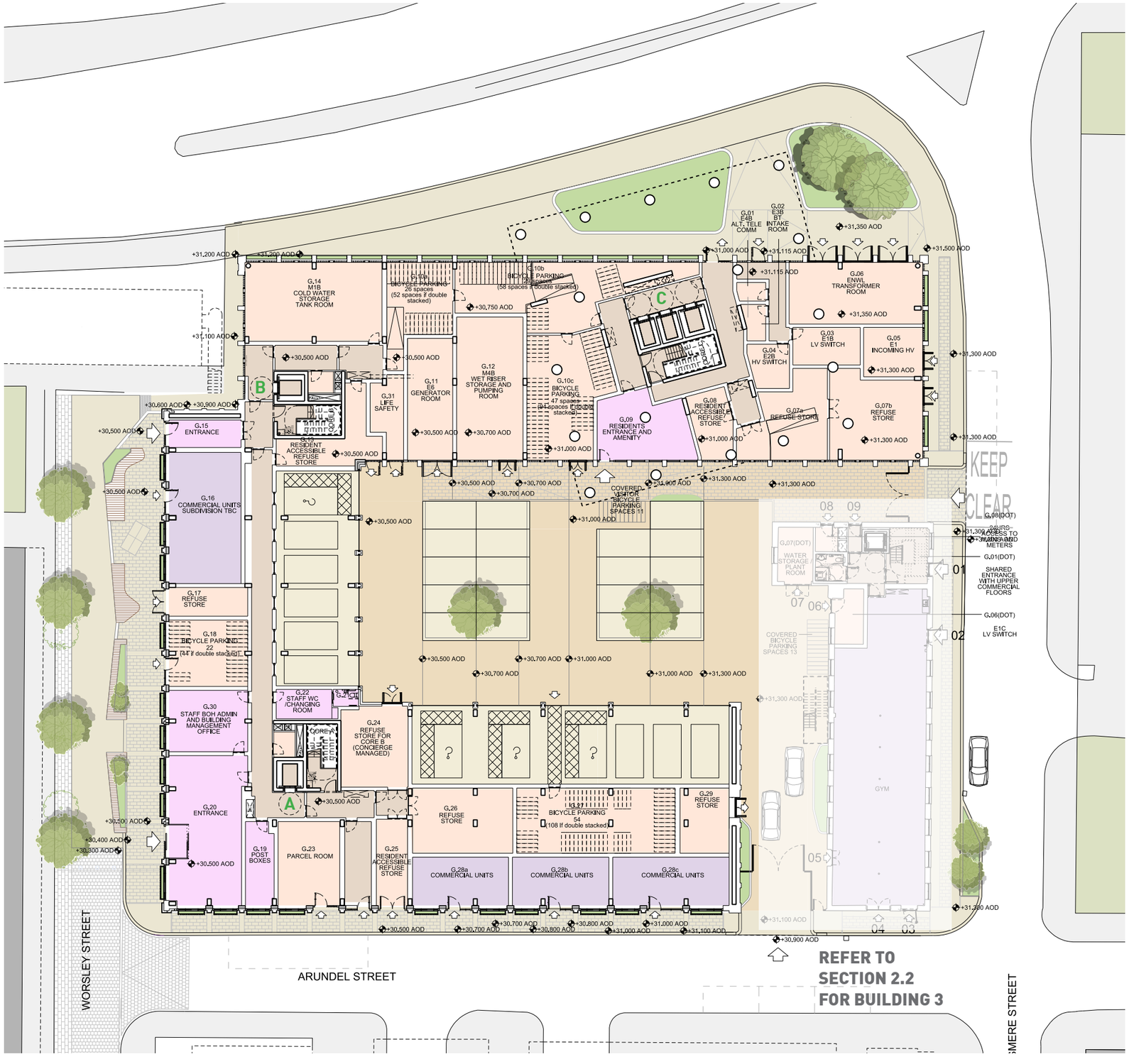
This DAS Addendum is submitted in support of a s73 application to capture the minor material amendments to the approved scheme. A concurrent non-material amendment (s96a) application is also being submitted concurrently to amend the description of development.

1.3 Structure of Document

The statement consists of sections that illustrate the August 2022 planning permission, the proposed amendments and outline the reasons for the changes.

The appendix to this statement comprises a list of revised application drawings and an appended copy of the listed drawings.

2.0 Description of Proposed Amendments



Level 0 - Approved Scheme

2.1 Proposed Amendments to Buildings 1 & 2 General Arrangement

2.1.1 OVERVIEW

Since the planning application was approved in August 2022, the project brief for the development has undergone a detailed review by the Applicant.

The purpose of this review was to re-evaluate the functional brief of the three buildings, particularly in response to the Building Safety Act and updates to the Building Regulations since the planning application was submitted in July 2022.

The review has informed amendments to the spatial arrangement of Buildings 1 and 2, aligning the proposals to the current regulations and standards, and improving the quality of the overall design, adjustments to the apartment mix and making the space more usable.

In addition, the use of Building 3 has been revised to provide residential accommodation within the existing building in lieu of the approved commercial space, which included a gym.

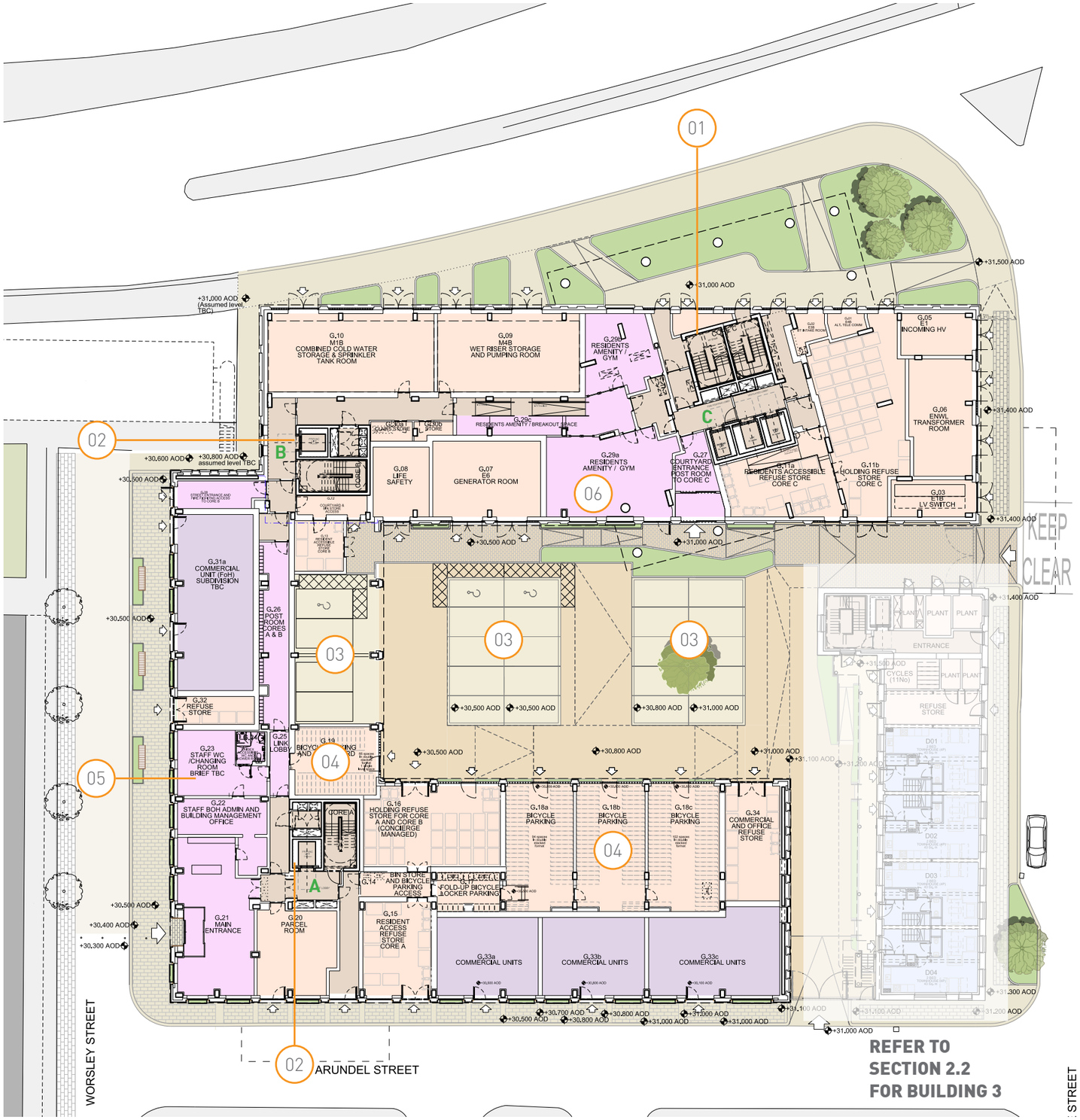
2.1.2 GROUND FLOOR

Approved Scheme

The ground floor of each building comprises commercial units, residential entrances, and supporting spaces such as plant and secure storage for cycles, refuse and furniture.

Active frontage to Worsley Street, Arundel Street and Ellesmere Street is achieved through a combination of inhabited spaces within the commercial units and enhanced building entrance foyers.

Secure on-site car parking and visitor bicycle parking are provided at grade within a central courtyard. The courtyard is accessible directly from each of the three buildings.



Level 0 - Proposed Amendments

Proposed Amendments

The amendments to the ground floor comprise adjustments to the core configurations, means of escape routes and protected lobbies, in response to the fire safety regulations. Additional resident's amenity and adjustments to support spaces such as building management and staff changing have also been made to suit the Project Brief.

The arrangement of Building 1, is similar to the approved scheme, with commercial floorspace fronting Arundel Street and Worsley Street, and the main residential entrance located on the corner of the two streets. The entrance foyer is supported by building management spaces.

Cores A and B have been upgraded to fire fighting cores, in response to the fire safety regulations, comprising additional compartmentation, dedicated building services and evacuation lifts.

The arrangement of Building 2 retains a combination of plant spaces and refuse stores as the approved scheme but includes a second staircase within Core C, which serves all floors of the tower, in response to the fire safety regulations.

The residential entrance of Building 2 remains from the central courtyard, and leads to an additional resident's amenity which is proposed to be a gym facility. Cycle storage has been relocated within Building 1 and the frontage toward Ellesmere Street and the Mancunian Way is composed mainly of plant rooms and the resident's amenity.

Access for cars, cycles, pedestrian and serving remains as the approved scheme. A summary of the amendments to cycle storage and car parking is provided in Section 2.1.3.

Amendments to Building 3 are summarised under Section 2.2.

Amendment to the ground floor landscaping are summarised under Section 2.5.

01 CORE ARRANGEMENT AMENDED TO ACCOMMODATE SECOND STAIRCASE, ADDITIONAL COMPARTMENT AND DEDICATED BUILDING SERVICES IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

02 CORE ARRANGEMENT AMENDED TO SUIT FIRE FIGHTING CORE DESIGNATION ADDITIONAL COMPARTMENT AND DEDICATED BUILDING SERVICES IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

03 CAR PARKING SPACES RETAINED IN UNDERCROFT AND CENTRAL COURTYARD

04 CONSOLIDATED CYCLE STORAGE

05 ADJUSTMENTS TO SUPPORT SPACES TO SUIT REVISED FUNCTIONAL BRIEF

06 PROVISION OF RESIDENT'S AMENITY TO SUIT REVISED FUNCTIONAL BRIEF

2.1.3 CYCLE STORAGE AND CAR PARKING PROVISION

Approved Scheme

Secure cycle storage is accommodated at ground floor level in Buildings 1 and 2, providing 355 spaces for the residential accommodation (1 space per apartment), with 11No visitor cycle spaces within the central courtyard. A further 13No cycle spaces are provided in the courtyard for the commercial spaces in Building 3.

Secure on-site car parking is provided at grade within the central courtyard. The courtyard is accessible directly from each of the three buildings.

The approved scheme comprises car parking for 31No vehicles, providing both standard (27No) and accessible spaces (4No), some of which are located in undercroft spaces under Building 1 and the remainder externally within the central courtyard.

Proposed Amendments

As outlined in Section 2.1.2, the ground floor of Buildings 1 and 2 have been updated principally in response to the fire safety regulations and Building Regulations which has increased the footprint of each core, as well as sizes of plant spaces.

Parallel to these amendments, functional spaces have been rationalised which has enabled the consolidation of the secure cycle storage under Building 1.

The approved number of cycle spaces has been retained in accordance with the Project Brief. Maintaining the approved provision is considered as appropriate in the context of the project transport strategy (such as viability of on-site car parking, accessibility of off-site car parking and access to public transport), and compliance with local policy and guidance.

Building 3 also includes an allocation of secure cycle parking, as summarised in Section 2.2.

Fronting the central courtyard, 4No parking spaces have been retained within the undercroft of Building 1 (parallel to Worsley Street), with 20No spaces located externally within the courtyard. Of the proposed parking spaces, 3No are to be accessible which is in excess of Manchester City Council's requirement for 5% of spaces to be for disabled access.

7No car parking spaces have been omitted, predominately from the undercroft within Building 1, to enable additional floor space to be re-allocated to achieve the following:

- support the incorporation of the updated Building Regulations and fire safety requirements which has increased the footprint of cores and plant spaces
- improve the general arrangement through rationalisation of refuse and cycle storage which eases resident's access and operational activities;
- inclusion of additional resident's amenity and enhanced building management support spaces
- retain the approved cycle and refuse storage provision to maintain compliance with local policy and guidance

The reduction in parking spaces promotes active travel (supported by the 1:1 ratio of cycle parking), as well as close proximity to sustainable modes of transport.



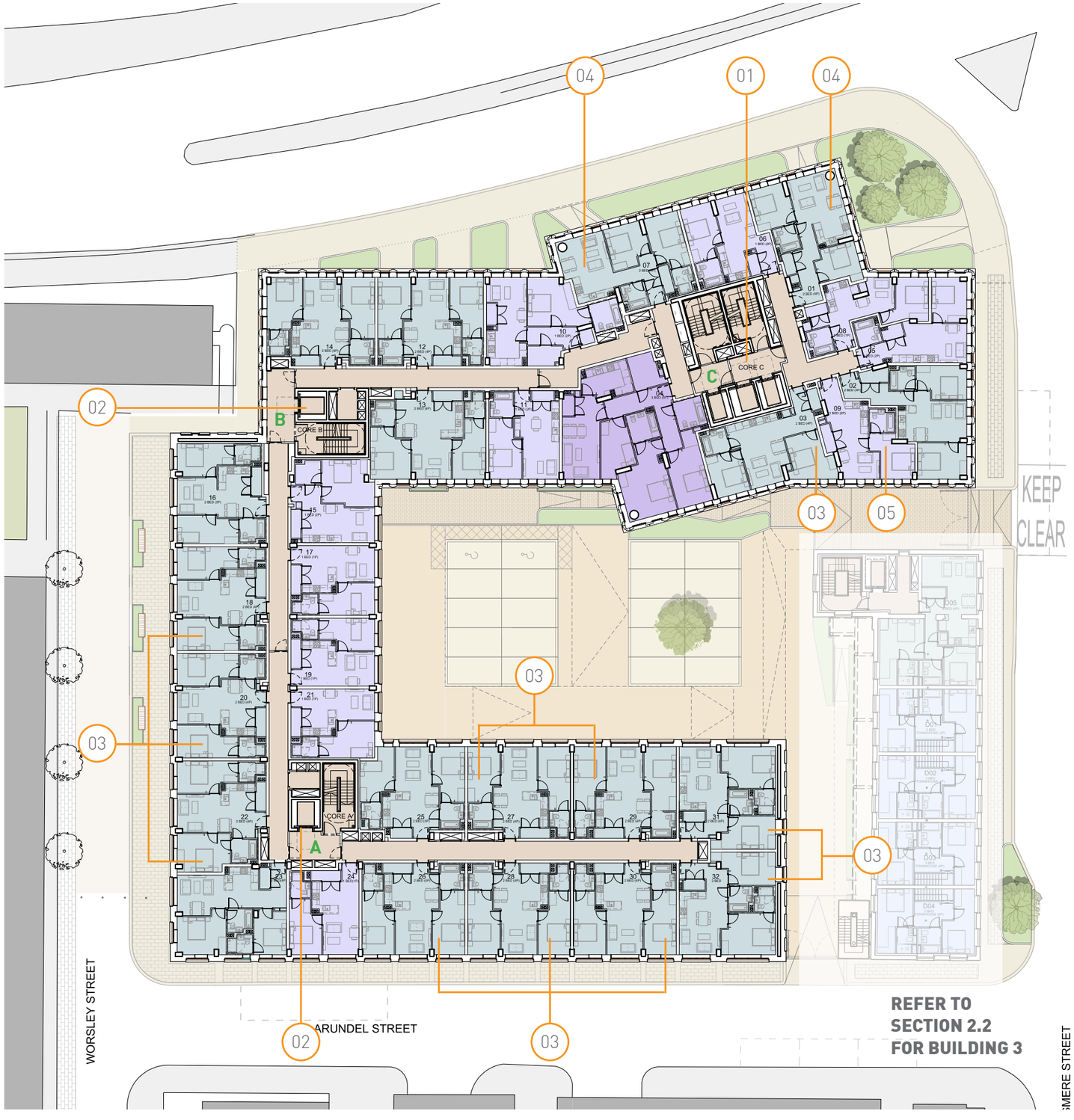
Levels 1-7 - Approved Scheme

2.1.3 LEVELS 1-7

Approved Scheme

The layouts comprise residential accommodation in Buildings 1 and 2, providing a mix of apartment sizes either single or dual aspect.

Vertical circulation to the floors is via three cores (Cores A, B and C), each comprising a pair of passenger lifts and a stairwell, and linked by communal corridors.



Levels 1-7 - Proposed Amendments

Proposed Amendments

The arrangement of the residential accommodation in both buildings remains similar to the consented scheme.

Cores A and B have been updated to suit their revised designation as fire fighting cores, in response to the fire safety regulations. This has required additional compartmentation, the provision of evacuation lifts and dedicated building services, which have affected the general arrangements.

Core C has also been updated in response to the fire safety regulations, with the provision of a second staircase to serve all levels of the tower, as well as the other changes adopted for Cores A and B.

The significant increase in the footprint of Core C has affected the surrounding apartments; the layouts of which have been adjusted to suit. At these typical lower levels, a two bed apartment has been reduced to an one bed apartment (Apartment 09). The number of apartments per floor remains at 32No units as the approved scheme, with a combination of one, two and three bedroom units with either single or dual aspect.

Adjustments have been made to the internal arrangement of the apartments generally :

- incorporate requirements of fire safety regulations
- integrate standardised bathroom types
- improve aspect to living dining spaces of corner apartments in Building 2.

Where possible, the arrangements of 2b/3p apartments have been adjusted, to enable these to become 2b/4p dwellings to suit the Project Brief. The amendments to these apartments is summarised in Section 2.1.11.

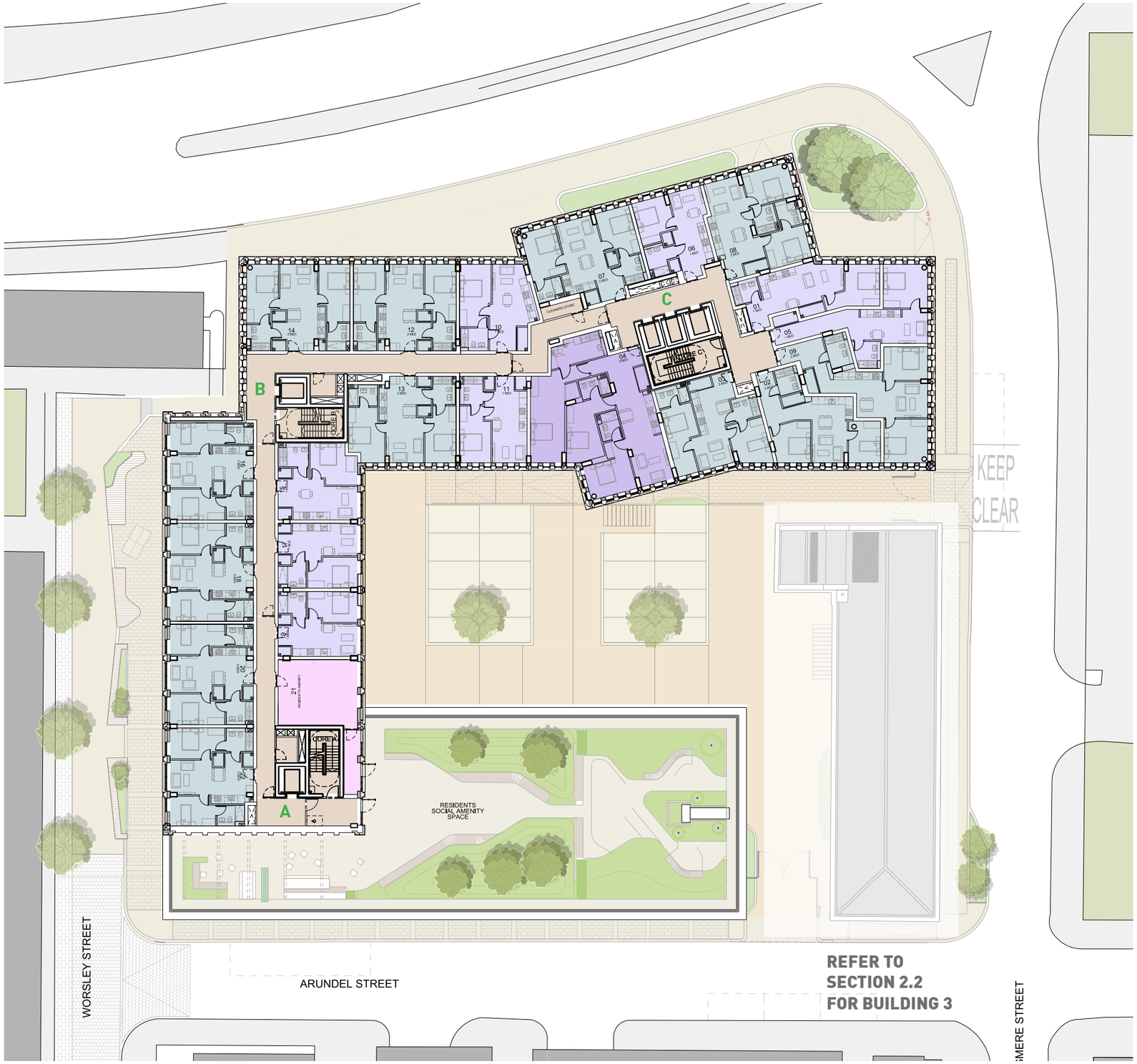
01 CORE ARRANGEMENT AMENDED TO ACCOMMODATE SECOND STAIRCASE/ ADDITIONAL COMPARTMENT/DEDICATED BUILDING SERVICES IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

02 CORE ARRANGEMENT AMENDED TO SUIT FIRE FIGHTING CORE DESIGNATION IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

03 ADJUSTMENTS TO INTERNAL ARRANGEMENT OF APARTMENT TO ACCOMMODATE AN ENLARGED SECOND BEDROOM

04 ADJUSTMENTS TO INTERNAL ARRANGEMENT OF APARTMENT TO PROVIDE A DUAL ASPECT LIVING/DINING SPACE

05 APARTMENT SIZE REDUCED FROM A 2 BED TO A 1BED TO ACCOMMODATE ENLARGED CORE FOOTPRINT



Level 8 - Approved Scheme

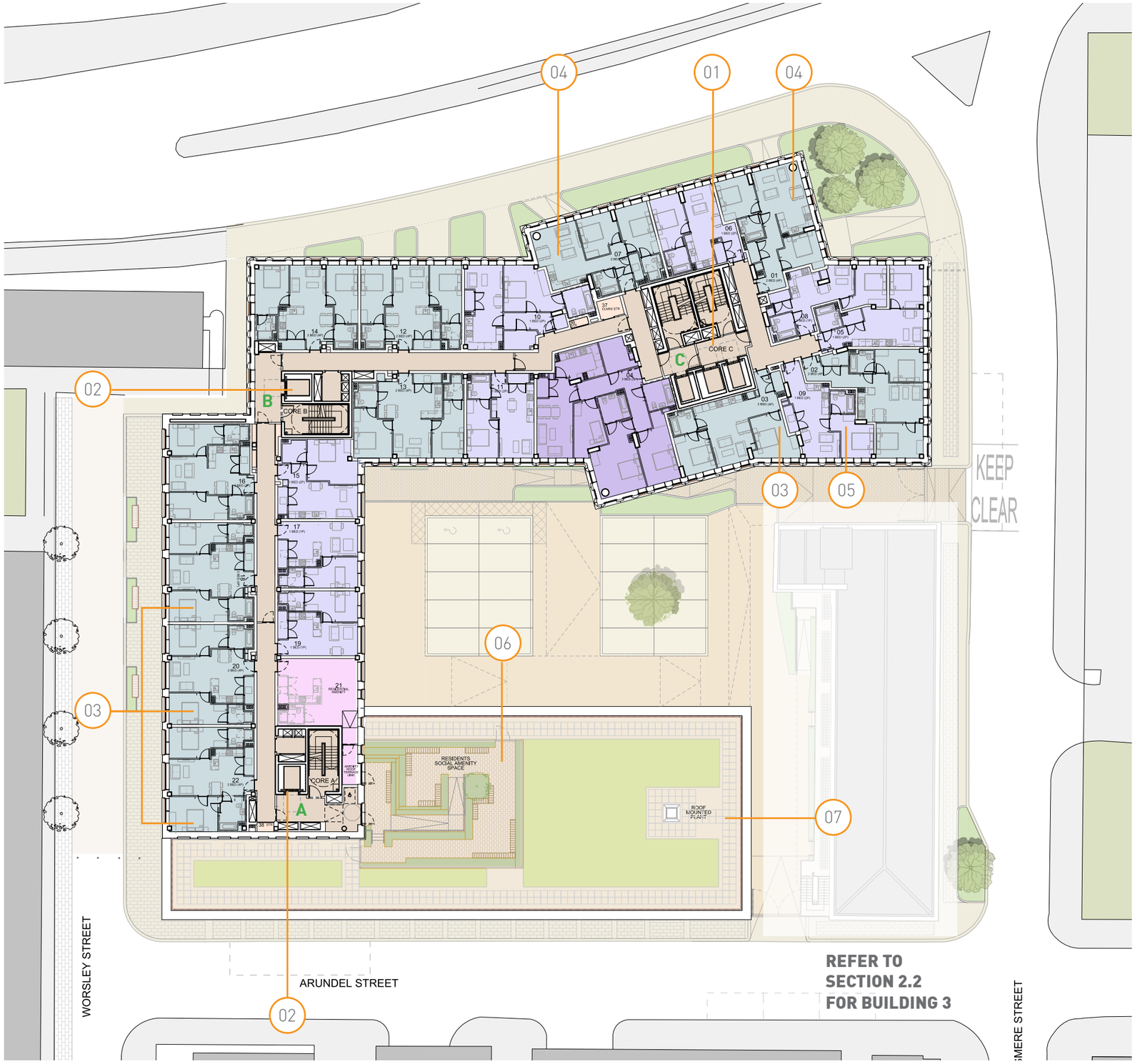
2.1.4 LEVEL 8

Approved Scheme

The layout of the apartments is similar to the lower levels.

Building 1 is cut back on the southwest façade, fronting Arundel Street, providing access to a communal roof garden. Core A terminates at this level

A communal amenity space is located adjacent to Core A, with direct access to the roof garden.



Proposed Amendments

The arrangement of apartment and common circulation remains similar to the lower levels.

At this level, the number of apartments remains as the approved scheme, with a combination of one, two and three bedroom units with either single or dual aspect.

The provision of a communal amenity space adjacent to Core A has been retained.

The arrangement of the communal roof garden has been amended and is summarised in Section 2.5.

01 CORE ARRANGEMENT AMENDED TO ACCOMMODATE SECOND STAIRCASE/ ADDITIONAL COMPARTMENT/DEDICATED BUILDING SERVICES IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

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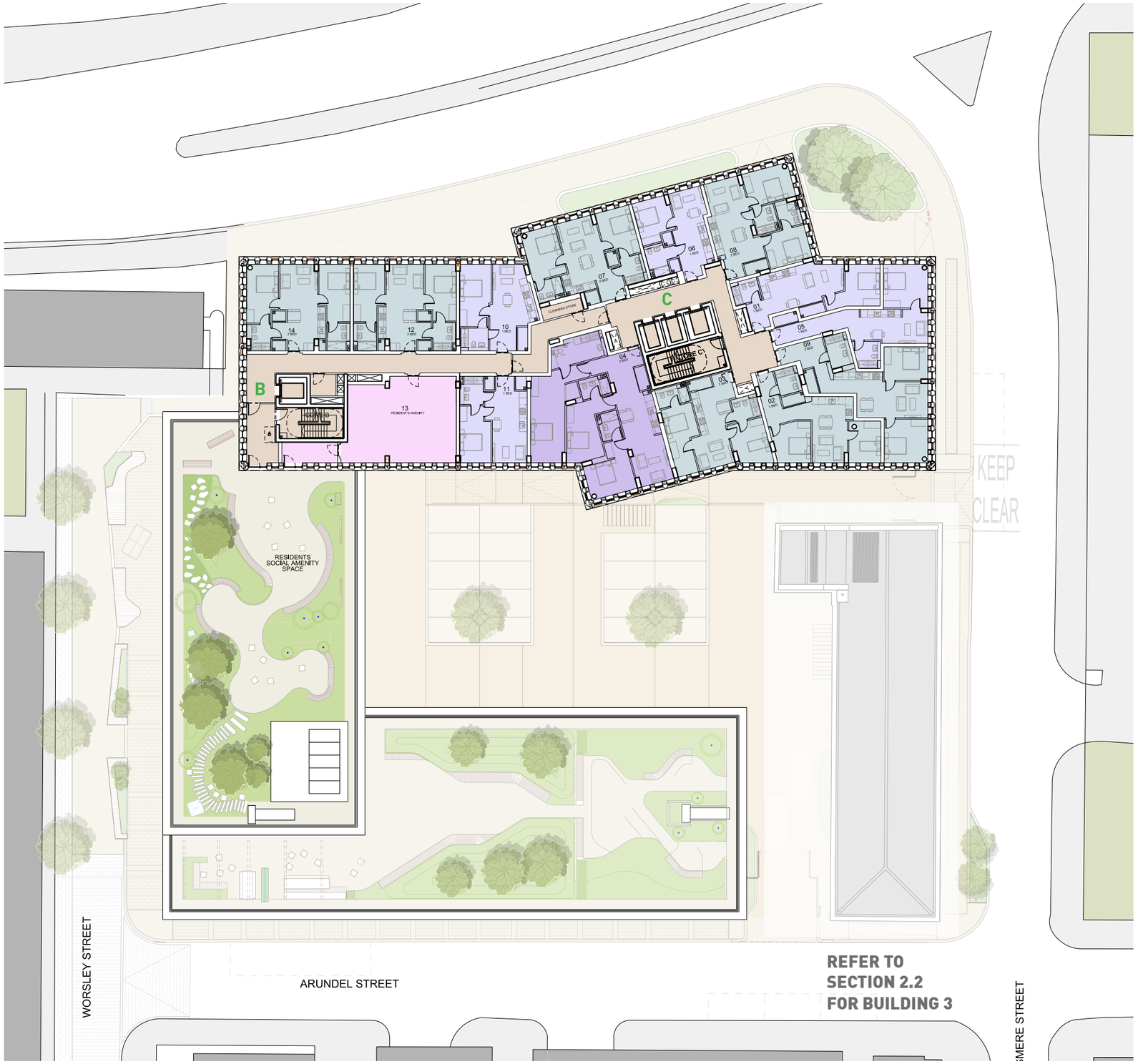
04 ADJUSTMENTS TO INTERNAL ARRANGEMENT OF APARTMENT TO PROVIDE A DUAL ASPECT LIVING/DINING SPACE

05 APARTMENT SIZE REDUCED FROM A 2 BED TO A 1BED TO ACCOMMODATE ENLARGED CORE FOOTPRINT

06 ADJUSTMENTS TO COMMUNAL ROOF GARDEN

07 ADJUSTMENTS TO ROOF TO PROVIDE GREEN ROOF AND MAINTENANCE ACCESS

Level 8 - Proposed Amendments



Levels 9-10 - Approved Scheme

2.1.5 LEVELS 9-10

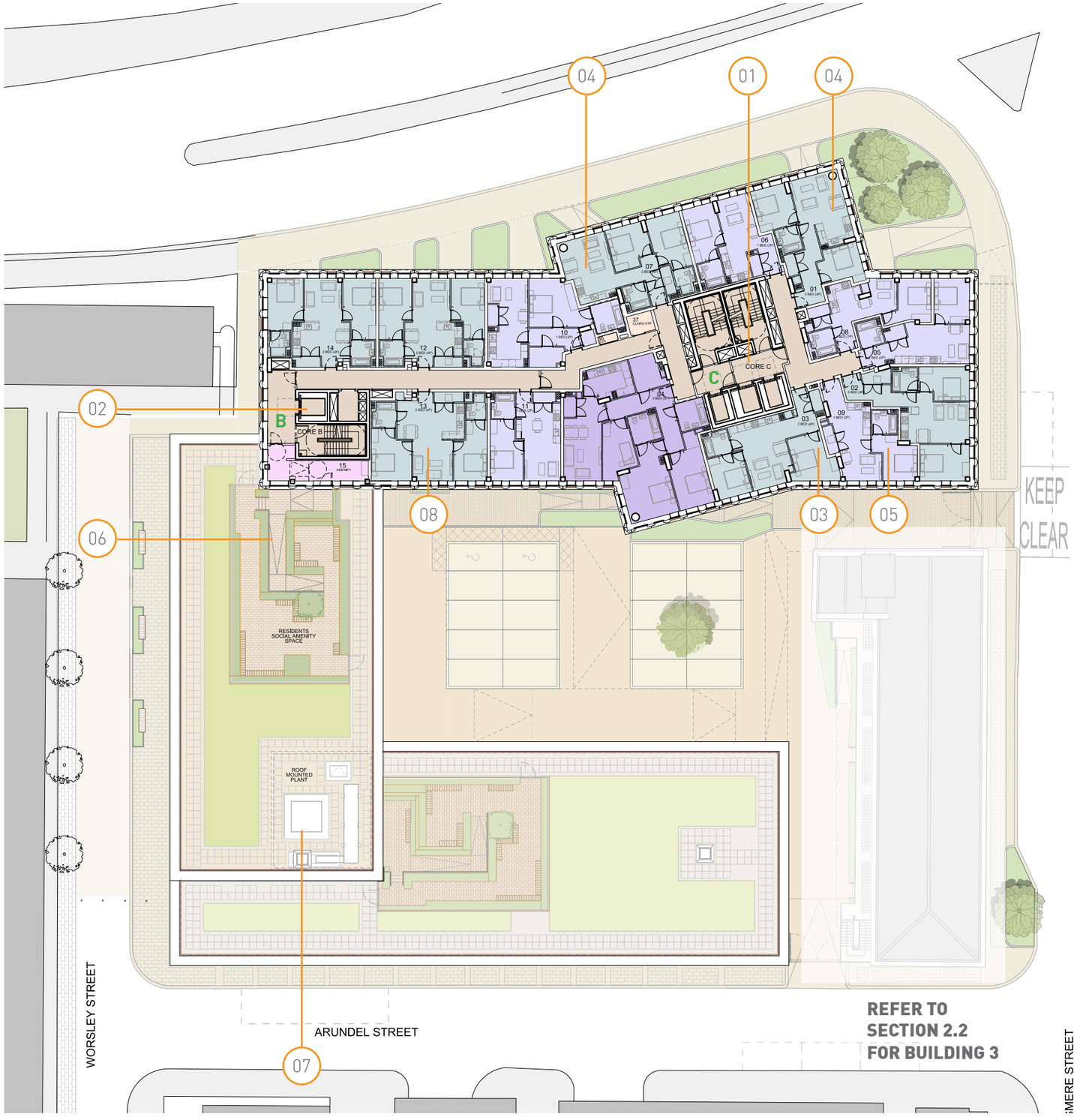
Approved Scheme

The layout of the apartments is similar to the lower levels.

Building 1 is cut back further, to reduce the building mass along Worsley Street. Access is provided to a second roof garden at Level 09. Core B terminates at this level.

A communal amenity space is located adjacent to Core B, with direct access to the roof garden.

The layout of Level 10 is similar, with exception of access to a roof garden and communal amenity space, which is replaced by a 2 bed apartment at this level.



Proposed Amendments

The arrangement of apartment and common circulation remains similar to the lower levels.

At Level 9, the internal communal amenity space adjacent to Core B has been omitted and a 2 bed apartment added in it's place, to maintain the total number of apartments across Buildings 1 and 2. This is due to adjustments at Levels 20-21 to accommodate the enlarged Core C whilst maintaining units that meet space standards.

At Level 10, the number of apartments remains as the approved scheme.

The arrangement of the communal roof garden has been amended and is summarised in Section 2.5.

01 CORE ARRANGEMENT AMENDED TO ACCOMMODATE SECOND STAIRCASE/ ADDITIONAL COMPARTMENT/DEDICATED BUILDING SERVICES IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

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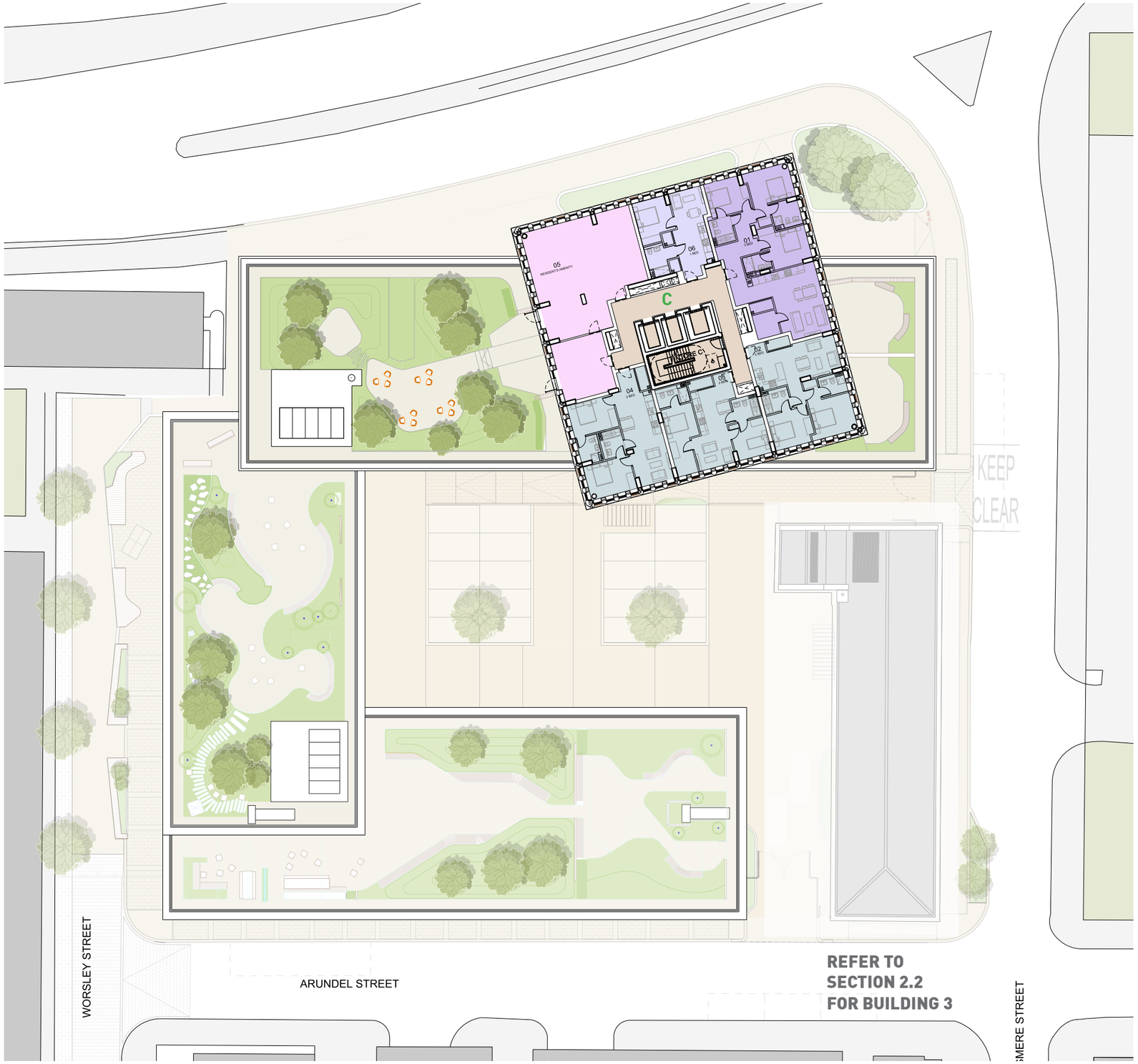
05 APARTMENT SIZE REDUCED FROM A 2 BED TO A 1BED TO ACCOMMODATE ENLARGED CORE FOOTPRINT

06 ADJUSTMENTS TO COMMUNAL ROOF GARDEN

07 ADJUSTMENTS TO ROOF TO PROVIDE GREEN ROOF AND MAINTENANCE ACCESS

08 COMMUNAL AMENITY SPACE REPLACED WITH 2 BED APARTMENT AT LEVEL 09

Levels 9-10 - Proposed Amendments



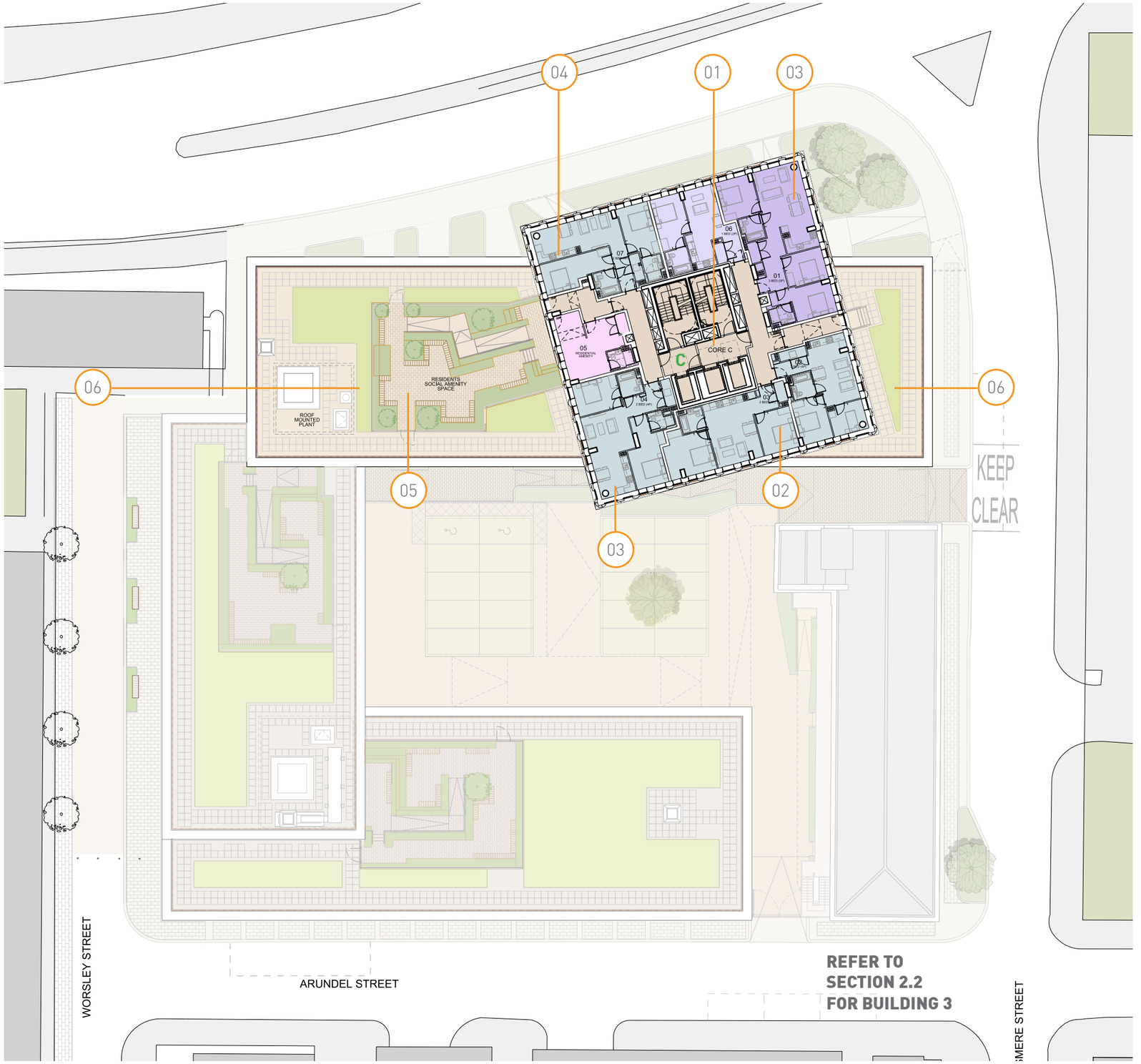
Level 11 - Approved Scheme

2.1.6 LEVEL 11

Approved Scheme

At this level, the massing of Building 2 is reduced to the tower footprint, flanked with a communal roof garden to the north and private roof gardens to the south dedicated to two apartments.

The communal roof garden is accessed via an internal communal amenity space.



Level 11 - Proposed Amendments

Proposed Amendments

The internal communal amenity space, adjacent to the roof garden, has been reduced in size and a 2 bed apartment added to suit the Project Brief to maintain the total number of apartments across Buildings 1 and 2. This is due to adjustments at Levels 20-21 to accommodate the enlarged Core C whilst maintaining units that meet space standards.

The arrangement of the roof gardens has been amended and is summarised in Section 2.5.

01 CORE ARRANGEMENT AMENDED TO ACCOMMODATE SECOND STAIRCASE/ ADDITIONAL COMPARTMENT/DEDICATED BUILDING SERVICES IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

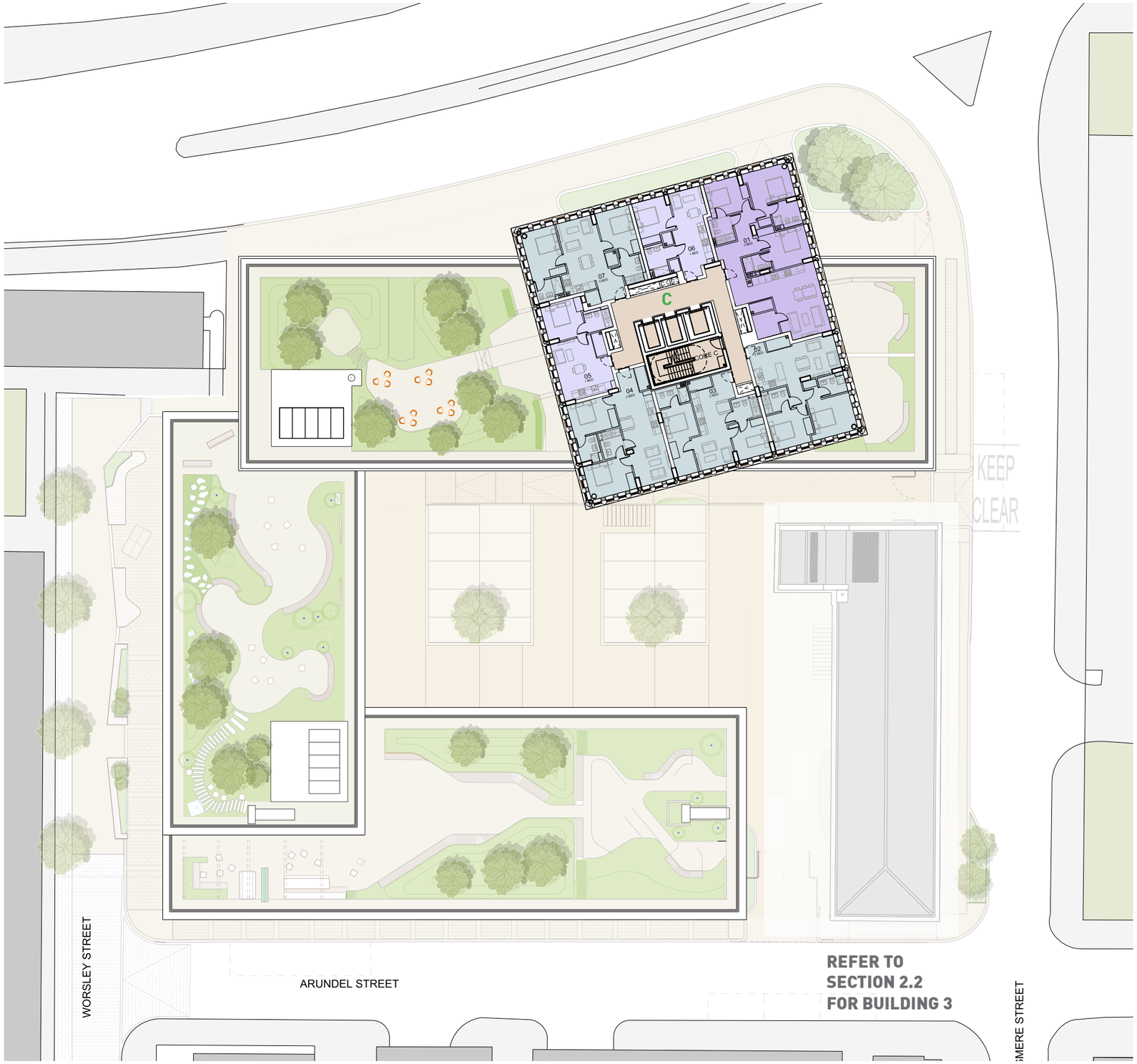
02 ADJUSTMENTS TO INTERNAL ARRANGEMENT OF APARTMENT TO ACCOMMODATE AN ENLARGED SECOND BEDROOM

03 ADJUSTMENTS TO INTERNAL ARRANGEMENT OF APARTMENT TO PROVIDE A DUAL ASPECT LIVING/DINING SPACE

04 COMMUNAL AMENITY SPACE REDUCED TO ACCOMMODATE A 2 BED APARTMENT

05 ADJUSTMENTS TO COMMUNAL ROOF GARDEN

06 ADJUSTMENTS TO ROOF TO PROVIDE GREEN ROOF AND MAINTENANCE ACCESS

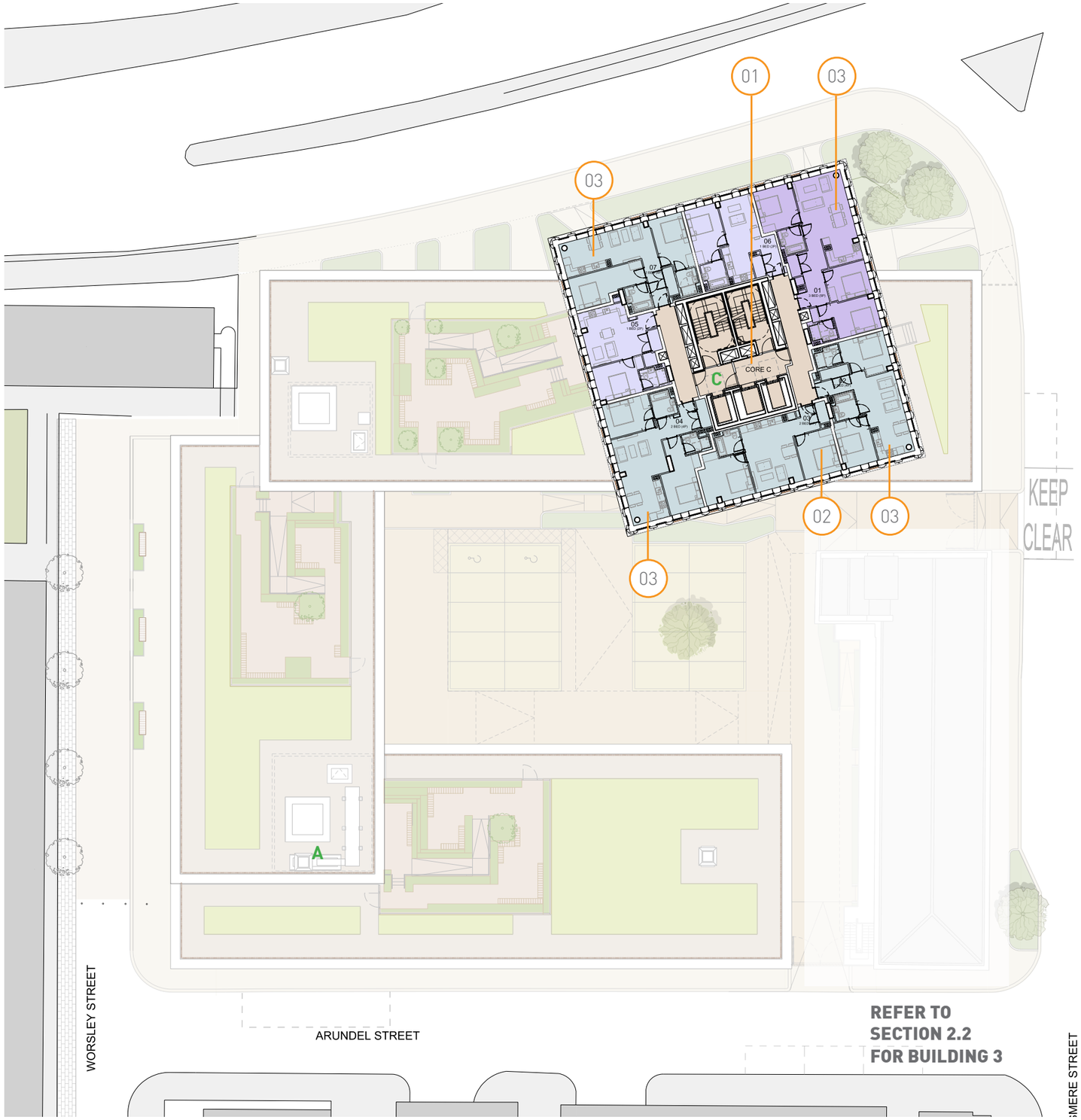


Levels 12-21 - Approved Scheme

2.1.7 LEVEL 12-19

Approved Scheme

The layout of the apartments within Building 2 are similar to Level 11, with the exception of direct access to roof gardens and the resident's amenity space which is replaced by two apartments.



Proposed Amendments

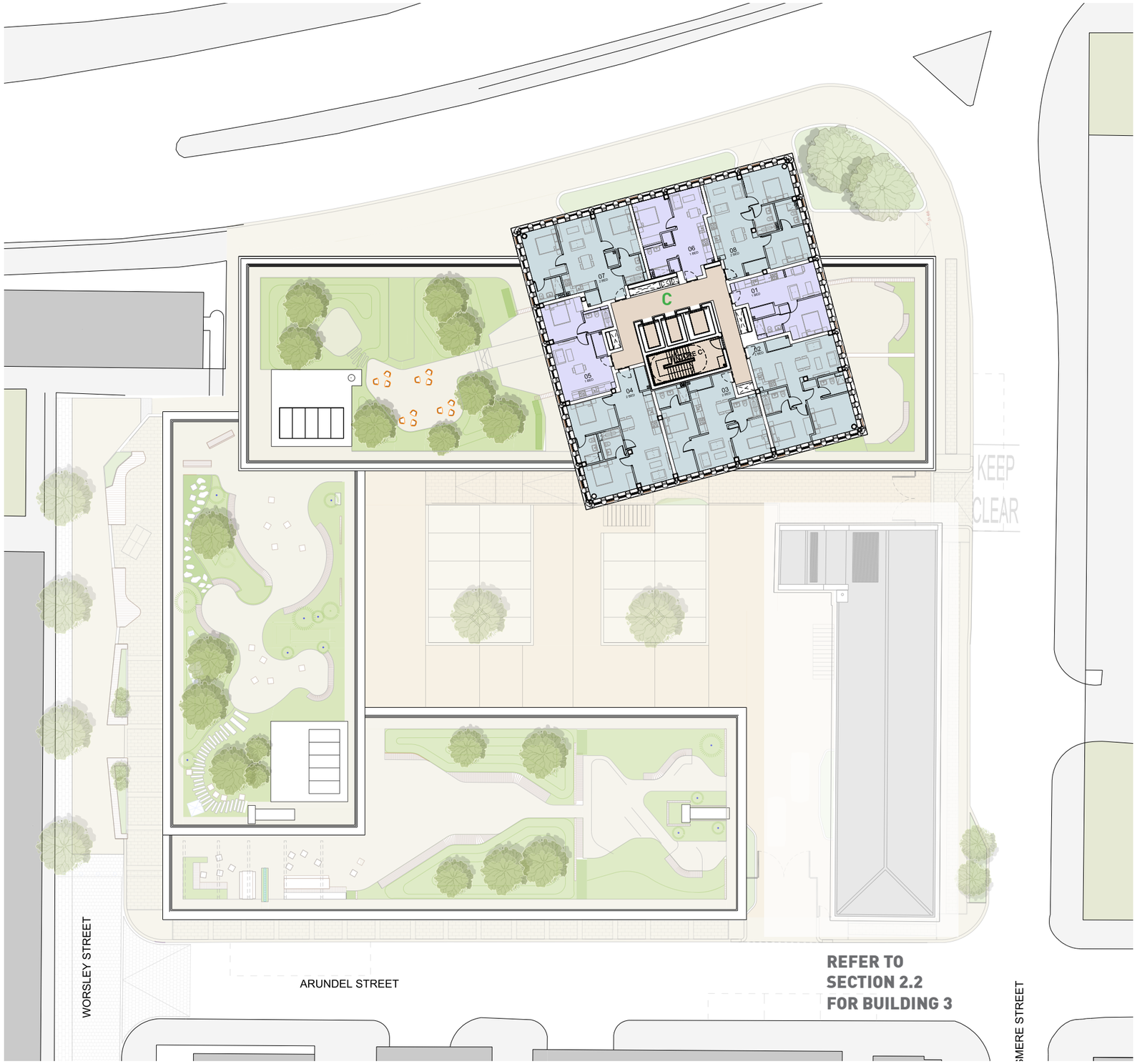
The layout of the apartments has been revised and is similar to Level 11, with the exception of the resident's amenity space, which is replaced by 1No one bed apartment to suit the Project Brief.

01 CORE ARRANGEMENT AMENDED TO ACCOMMODATE SECOND STAIRCASE/ ADDITIONAL COMPARTMENT/DEDICATED BUILDING SERVICES IN RESPONSE TO UPDATED FIRE SAFETY REGULATIONS

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03 ADJUSTMENTS TO INTERNAL ARRANGEMENT OF APARTMENT TO PROVIDE A DUAL ASPECT LIVING/DINING SPACE

Levels 12-18 - Proposed Amendments

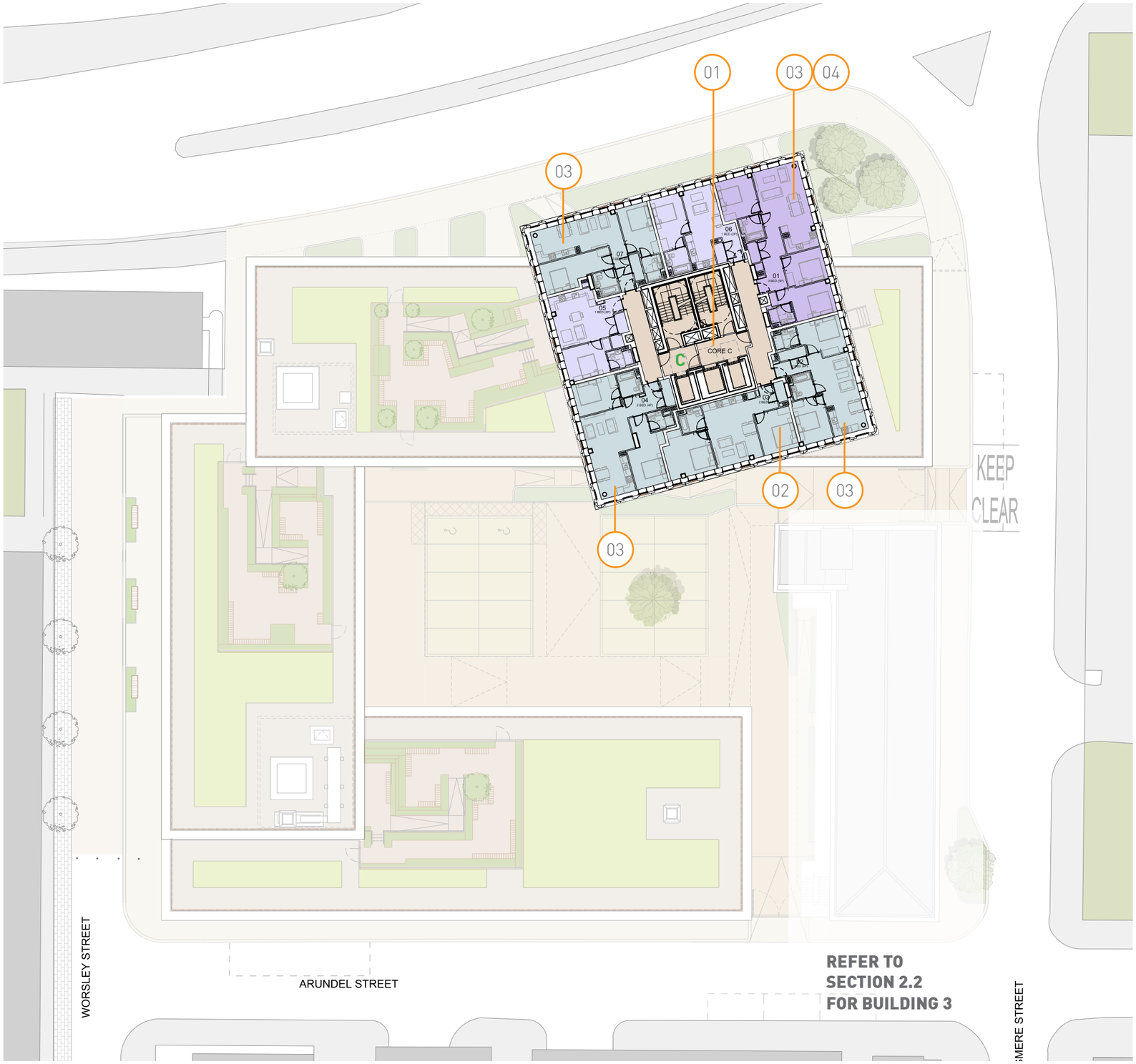


Levels 12-21 - Approved Scheme

2.1.7 LEVEL 20-21

Approved Scheme

The layout of the apartments within Building 2 are similar to Level 12-19, with the exception of the three bed apartment on the southeast corner is replaced with 1No one bed and 1No two bed apartment.



Proposed Amendments

The layout of the apartments has been revised and is similar to Levels 12-19.

The three bedroom apartment has been retained as the enlarged footprint of Core C prevented its subdivision into a 1 bed and 2 bed as proposed in the approved scheme.

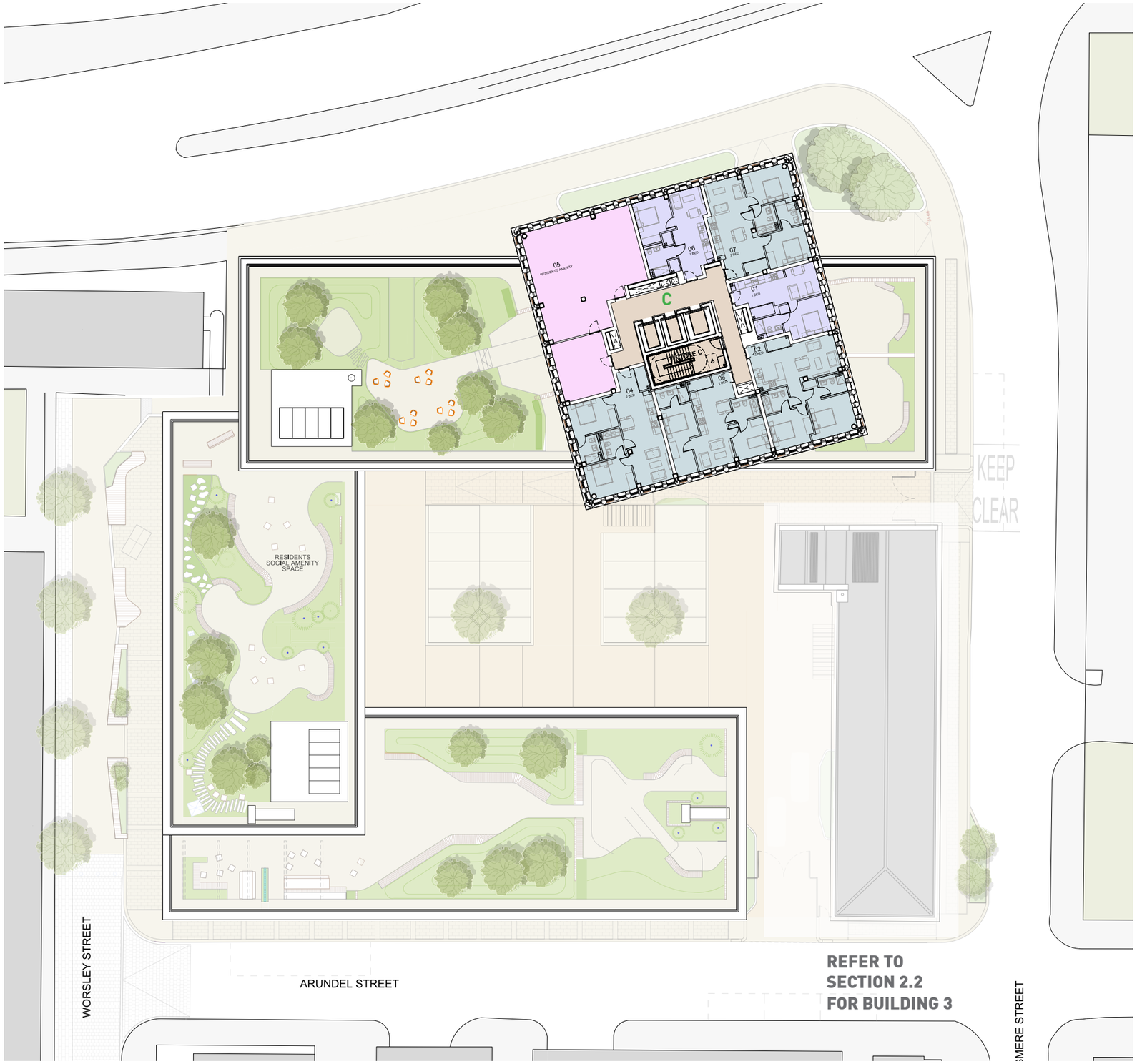
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03 ADJUSTMENTS TO INTERNAL ARRANGEMENT OF APARTMENT TO PROVIDE A DUAL ASPECT LIVING/DINING SPACE

04 3 BED APARTMENT ARRANGEMENT CONTINUED TO THESE LEVELS TO SUIT ENLARGED CORE FOOTPRINT

Levels 12-18 - Proposed Amendments



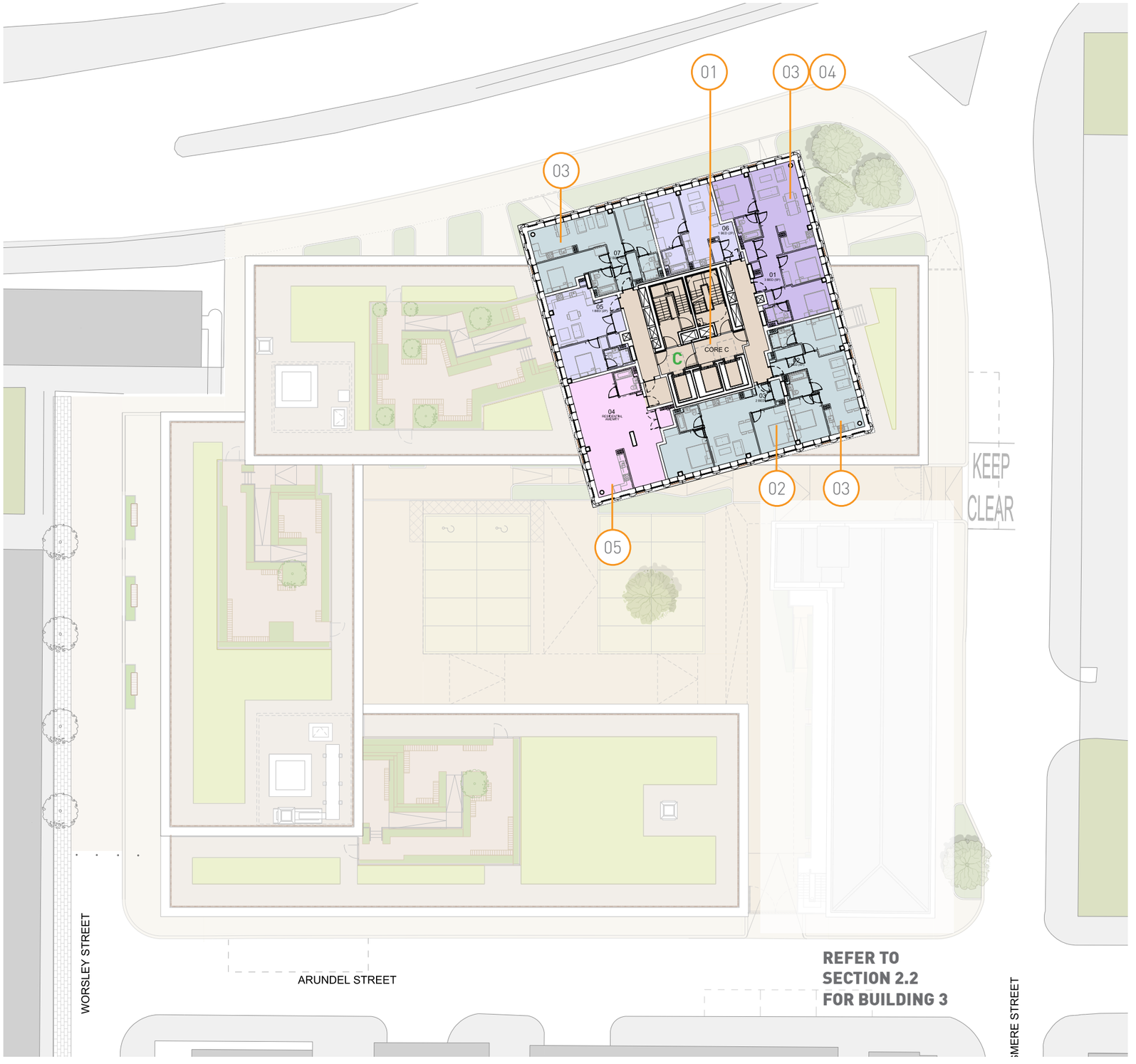
Level 22 - Approved Scheme

2.1.8 LEVEL 22

Approved Scheme

The layout of the apartments within Building 2 is similar to the tower levels below. Core C lifts terminate at this level.

In acknowledgement of it's elevated position at the uppermost floor of Building 2, the layout comprises a resident's amenity space on the northeast corner. Six apartments were also accommodated on this level.



Level 22 - Proposed Amendments

Proposed Amendments

As the approved scheme, the uppermost floor of Building 2, include a resident's amenity space as well as 6No apartments.

The location the amenity space has been adjusted from the north east corner to the west corner and it's size reduced, to suit the general arrangement derived from below.

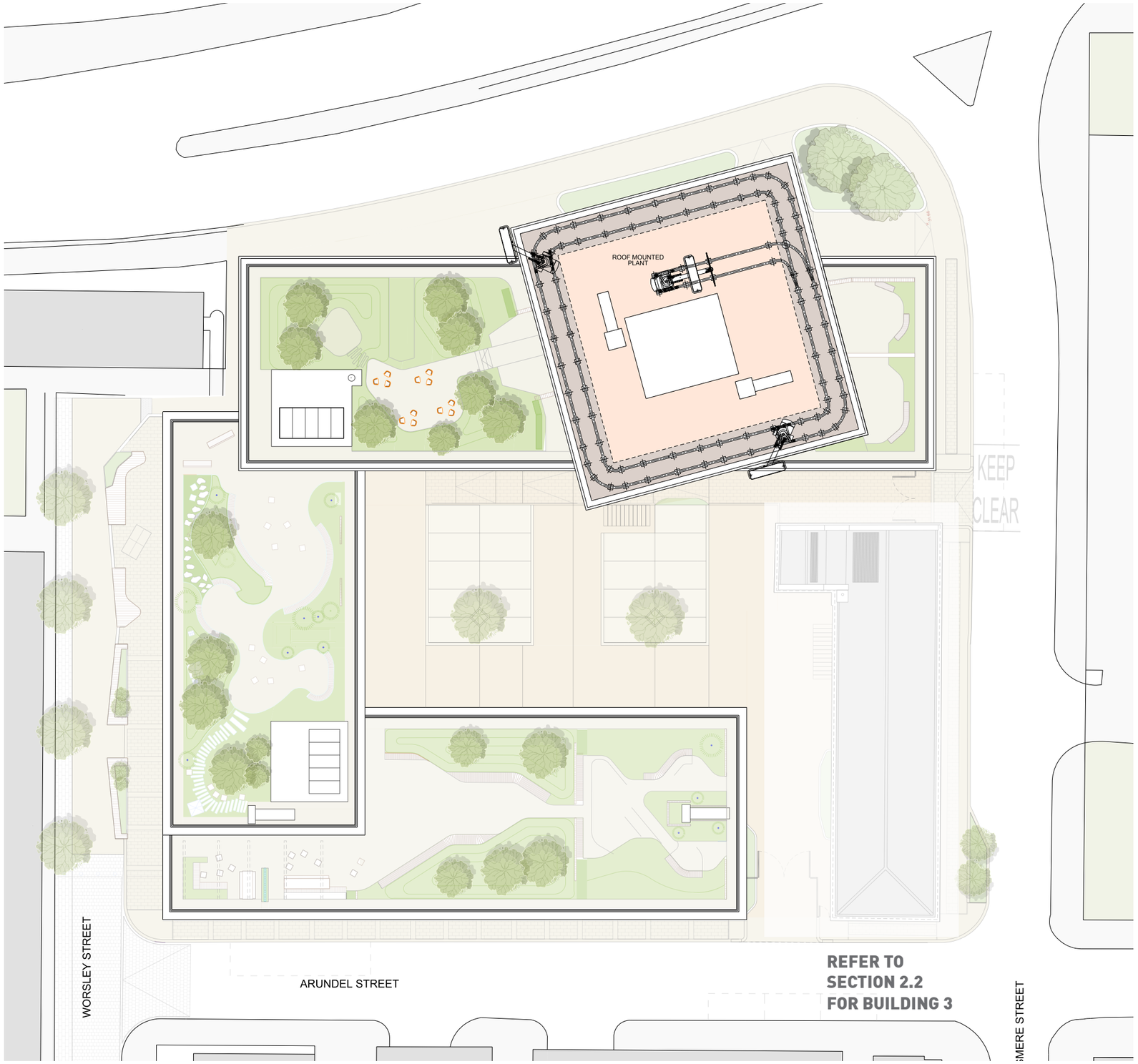
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04 3 BED APARTMENT ARRANGEMENT CONTINUED TO THESE LEVELS TO SUIT ENLARGED CORE FOOTPRINT

05 RESIDENT'S AMENITY SPACE RELOCATED TO WEST CORNER AND REDUCED IN SIZE TO MAINTAIN TOTAL NUMBER OF APARTMENTS



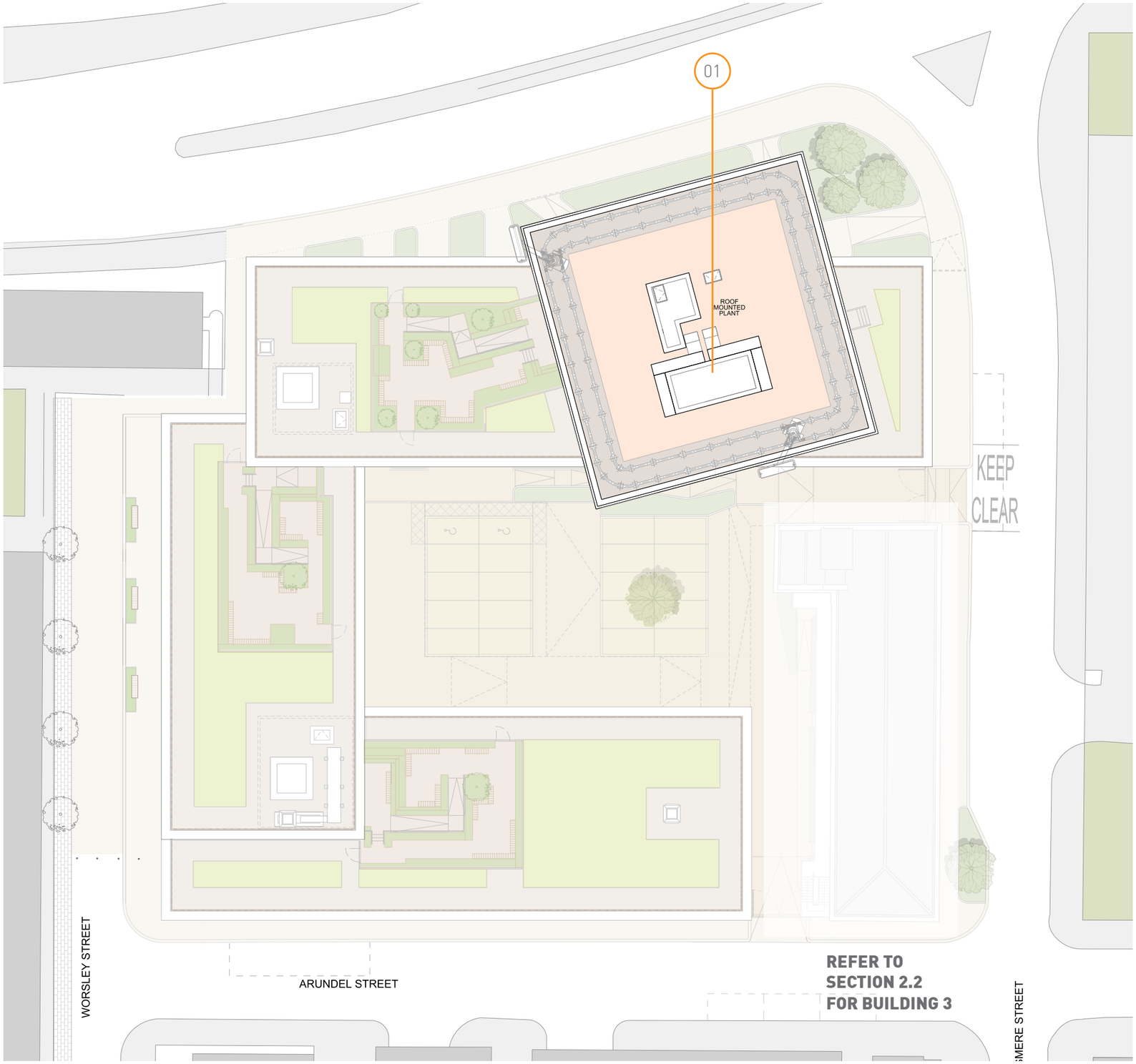
Level 23 - Approved Scheme

2.1.10 LEVEL 23

Approved Scheme

The roof level comprises spaces for external plant and a BMU which provides maintenance to the perimeter of the building.

The roof is access via the staircase within Core C, which terminates at this level.

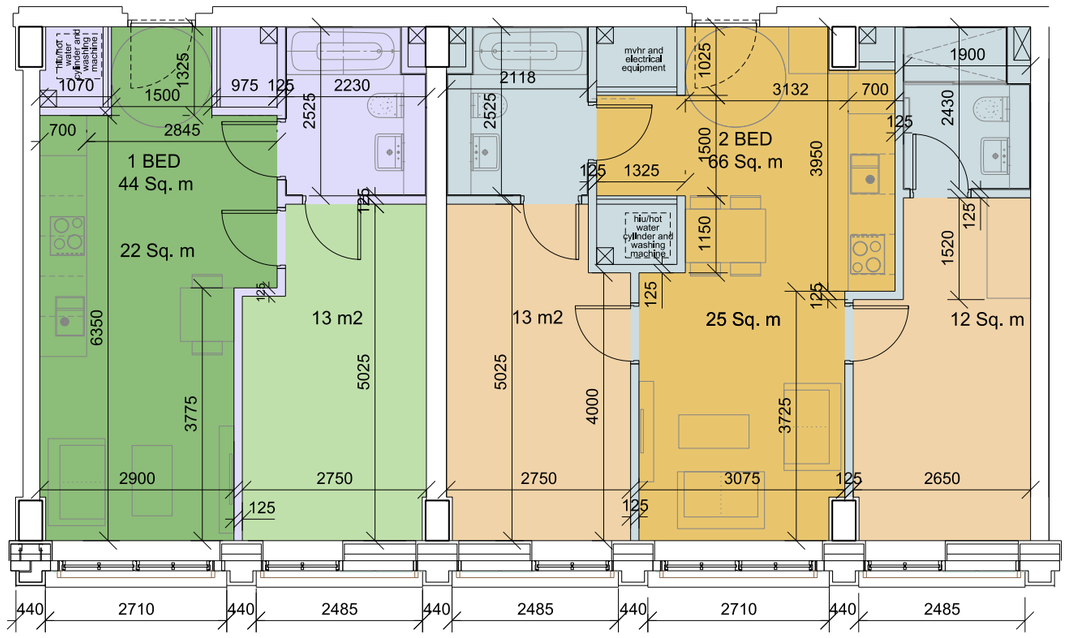


Level 23 - Proposed Amendments

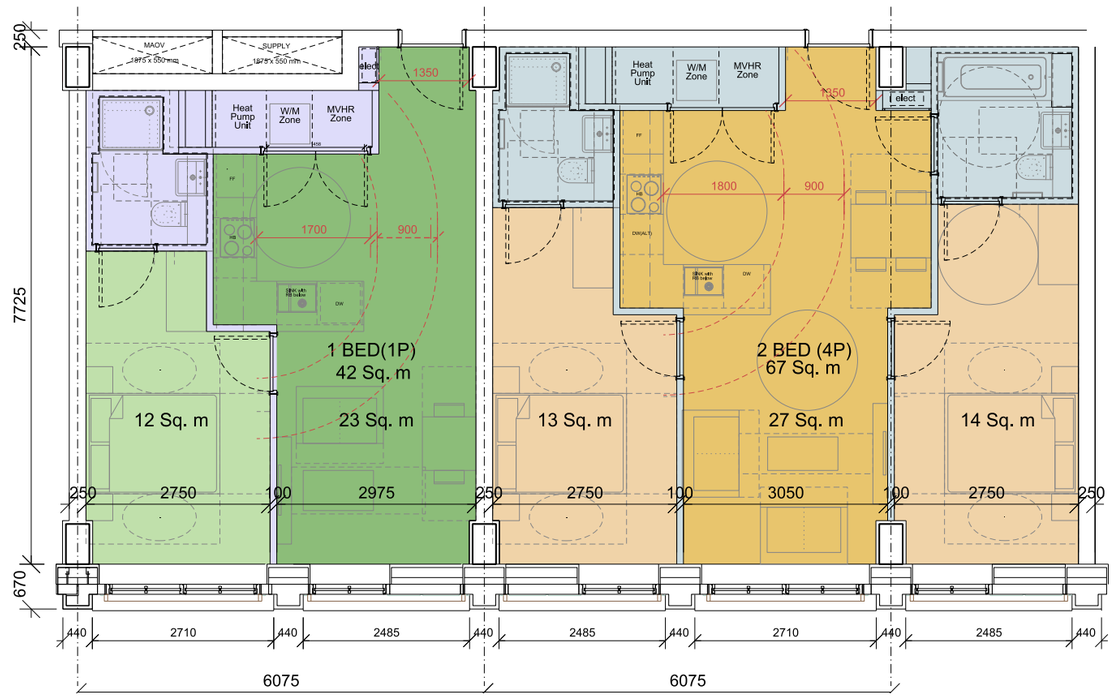
Proposed Amendments

The layout remains as the approved scheme with the exception of an amendment to the core footprint to suit the reconfigured arrangement below.

01 AMENDMENT OF ROOF MOUNTED PLANT/CORE FOOTPRINT TO SUIT COMMON AREAS BELOW



Building 1 - Typical Two Bed Units - Approved



Building 1 - Typical Two Bed Units - Proposed

2.1.11 APARTMENT LAYOUTS

Approved Scheme

The proposals comprise a variety of unit sizes with either single or dual aspect, but without single aspect units facing directly north. The majority of the apartments are open plan in layout, possible through the use of a sprinkler system.

The one, two and three bedroom accommodation meet criteria of the National Space Standards as defined in the Manchester City Council Residential Quality Guidance.

Activity zones within the habitable rooms are compliant with the London Housing Design Guide.

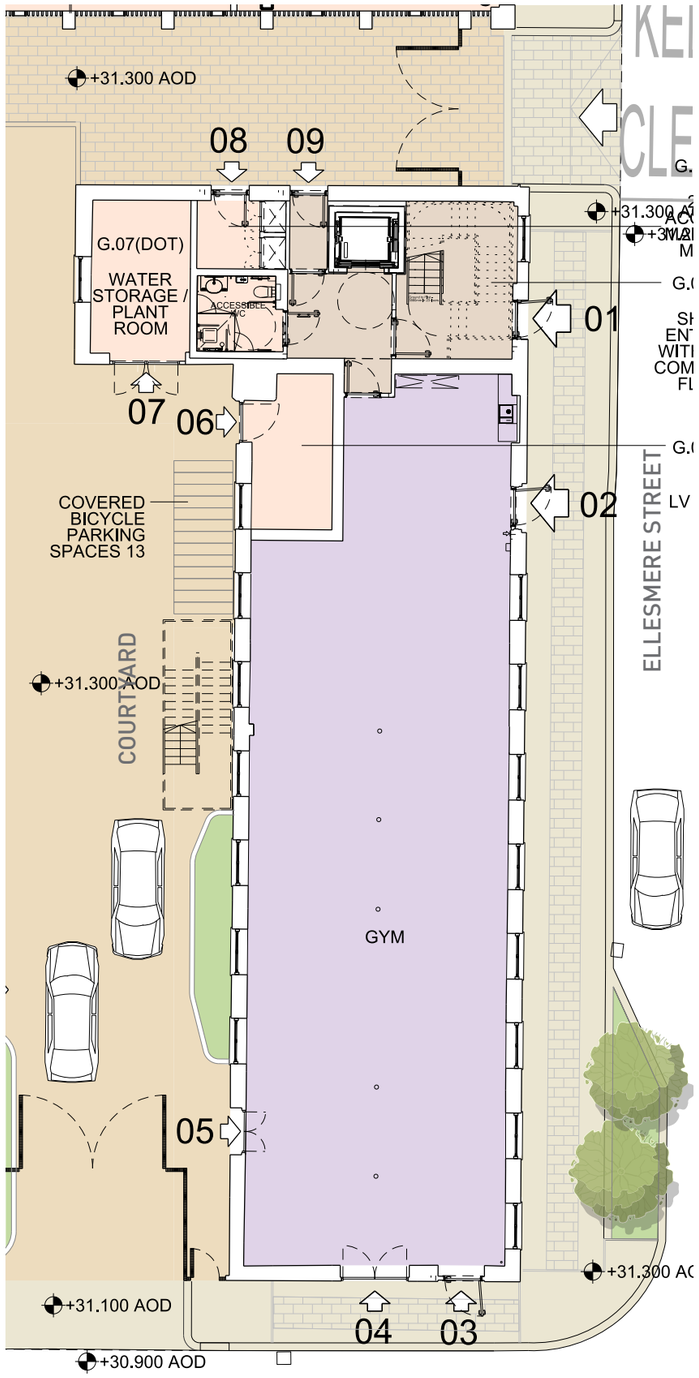
Proposed Amendments

Adjustments have been made to the internal arrangement of all apartments in response to updated fire safety regulations such as sufficient separation from kitchens for escape.

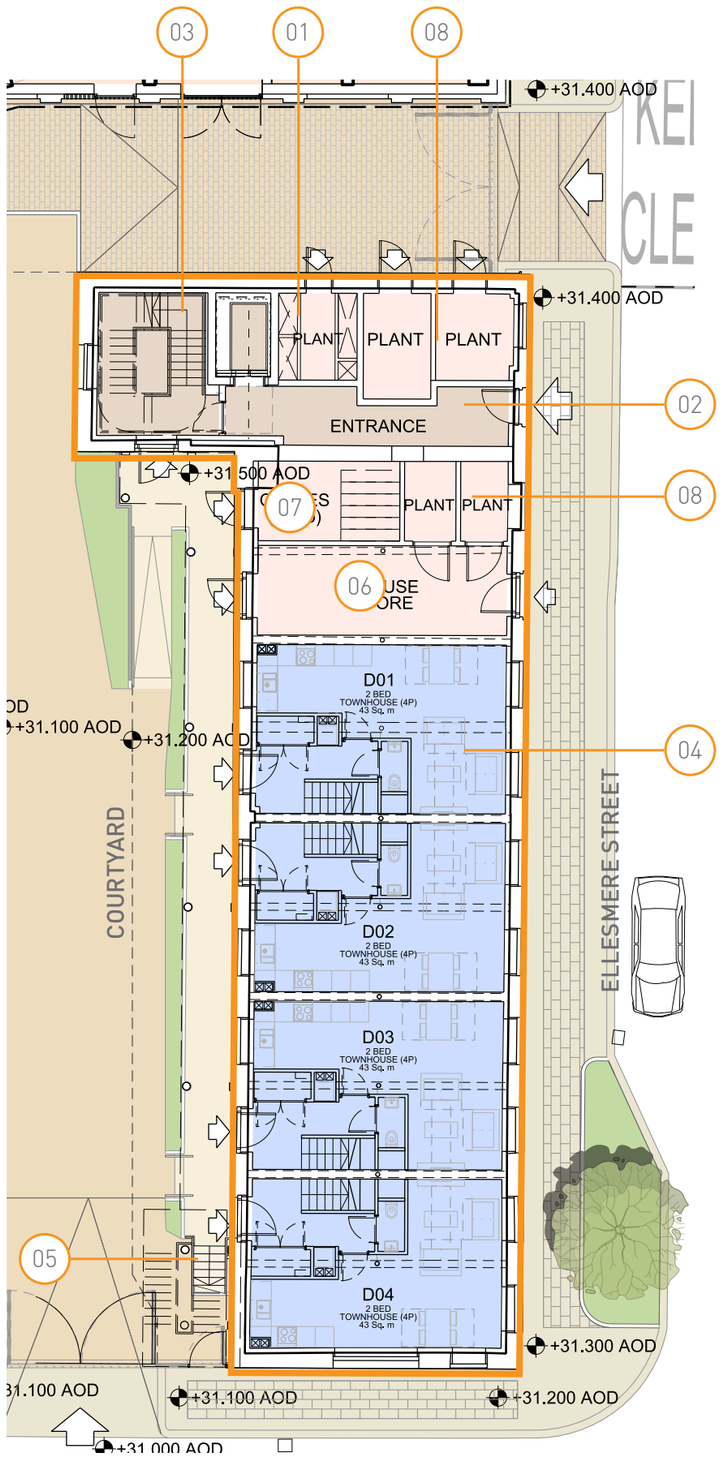
Bathroom types and utility cupboards have also been standardised to ease construction.

Where possible, two bedroom apartments, previously defined as 2 bed/3 person, have been adjusted to enable a second double bedroom whilst maintaining compliance with minimum room dimensions criteria in the National Space Standards as defined in the Manchester City Council Residential Quality Guidance.

Activity zones within the habitable rooms remain compliant with the London Housing Design Guide.



Level 00 - Approved Scheme



Level 00 - Proposed Amendments

2.2 Building 3 General Arrangement

2.2.1 OVERVIEW

The August 2022 approved scheme includes the retention of the existing DOT Motorcycle building (Building 3) which is to be renovated and re-purposed as a combination of leisure and commercial space.

Upon further review of the Project Brief since approval, it is proposed that residential accommodation will be provided at all levels within Building 3, comprising a mix of two storey townhouse/maisonettes and two bedroom apartments.

2.2.2 GROUND FLOOR

Approved Scheme

The ground floor comprises an open plan gym occupying the main space, with a new lift and stair core, plant and accessible washroom within the northeast wing. The entrance to the communal core is situated on Arundel Street.

Proposed Amendments

The ground floor comprises the lower level of 4No two storey townhouses accessed from the courtyard side of the building via a level walkway. Within each townhouse, open plan living/dining/kitchen spaces are proposed at this level accessed from a protected entrance/stair lobby.

Access to common circulation and revised core arrangement is via an entrance on Arundel Street, serving apartments at the upper levels. Dedicated plant rooms and refuse and cycle storage are also provided at this level.

01 INTERNAL ARRANGEMENTS AMENDED TO ACCOMMODATE NEW RESIDENTIAL BRIEF

02 COMMUNAL ENTRANCE AND CIRCULATION

03 CORE ARRANGEMENT REVISED TO SUIT REVISED INTERNAL FUNCTIONS

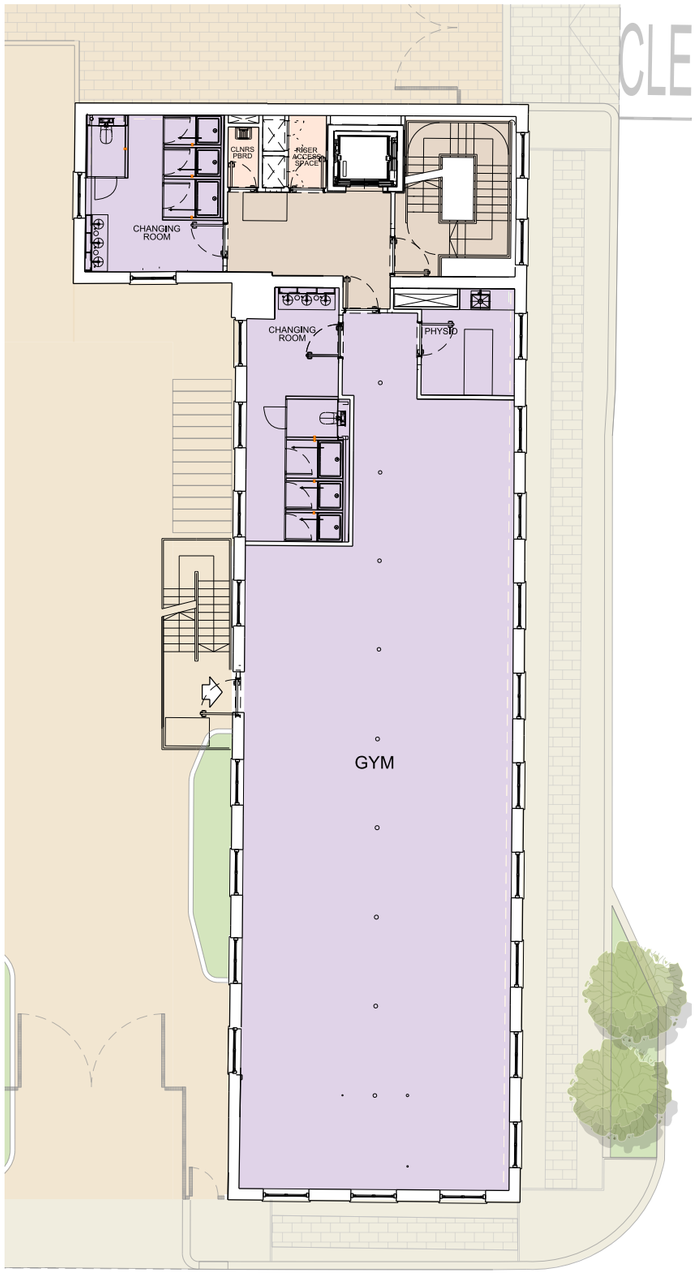
04 ENTRY LEVEL OF TWO STOREY TOWNHOUSES

05 EXTERNAL METAL STAIRCASE SERVING DECK ACCESS ABOVE

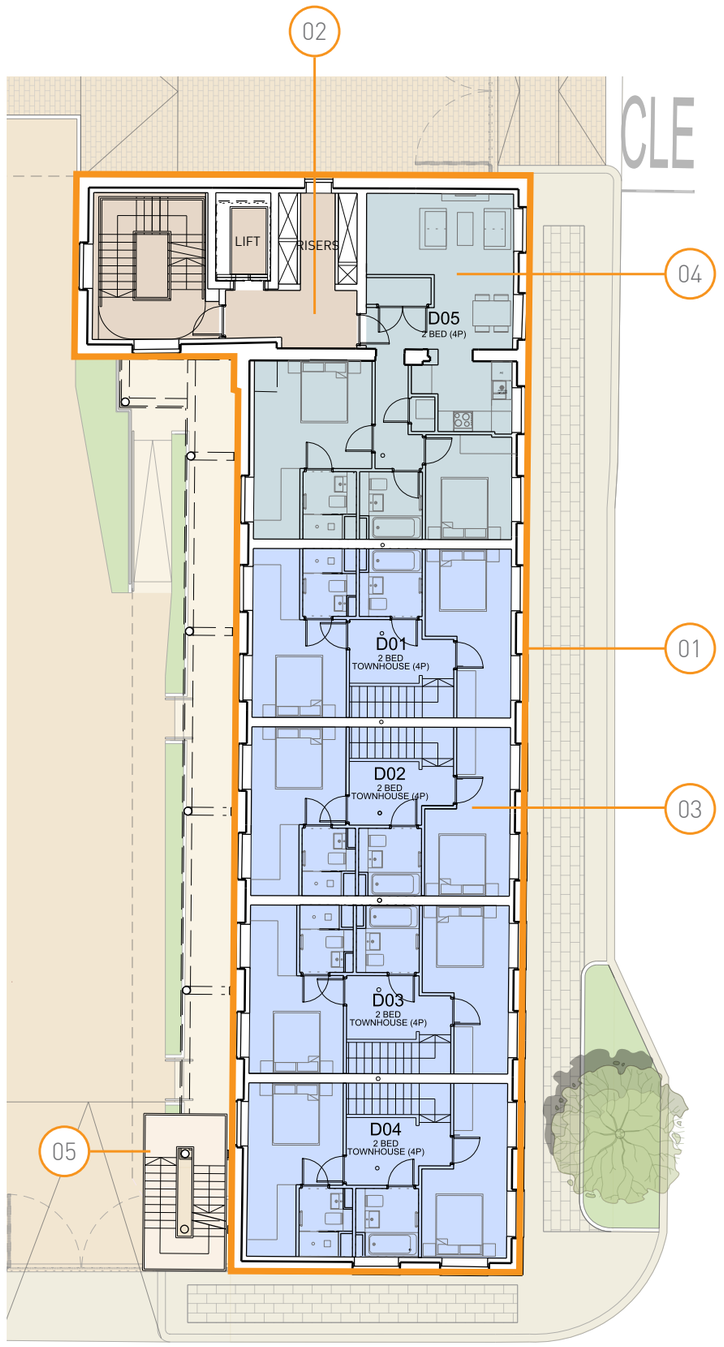
06 DEDICATED REFUSE STORE FOR RESIDENTIAL ACCOMMODATION IN BUILDING 3

07 DEDICATED CYCLE STORE FOR RESIDENTIAL ACCOMMODATION IN BUILDING 3

08 PLANT SPACES SERVING RESIDENTIAL ACCOMMODATION



Level 1 - Approved Scheme



Level 1 - Proposed Amendments

2.2.3 LEVEL 1

Approved Scheme

Level 1 comprises a second open-plan gym space, supported by changing provision and treatment rooms adjacent to and within the northeast wing

Proposed Amendments

Level 1 comprises the upper level of the townhouses, with bedrooms and bathrooms accessed from a protected staircase.

A single two bedroom apartment is located at this level, accessed from the common core.

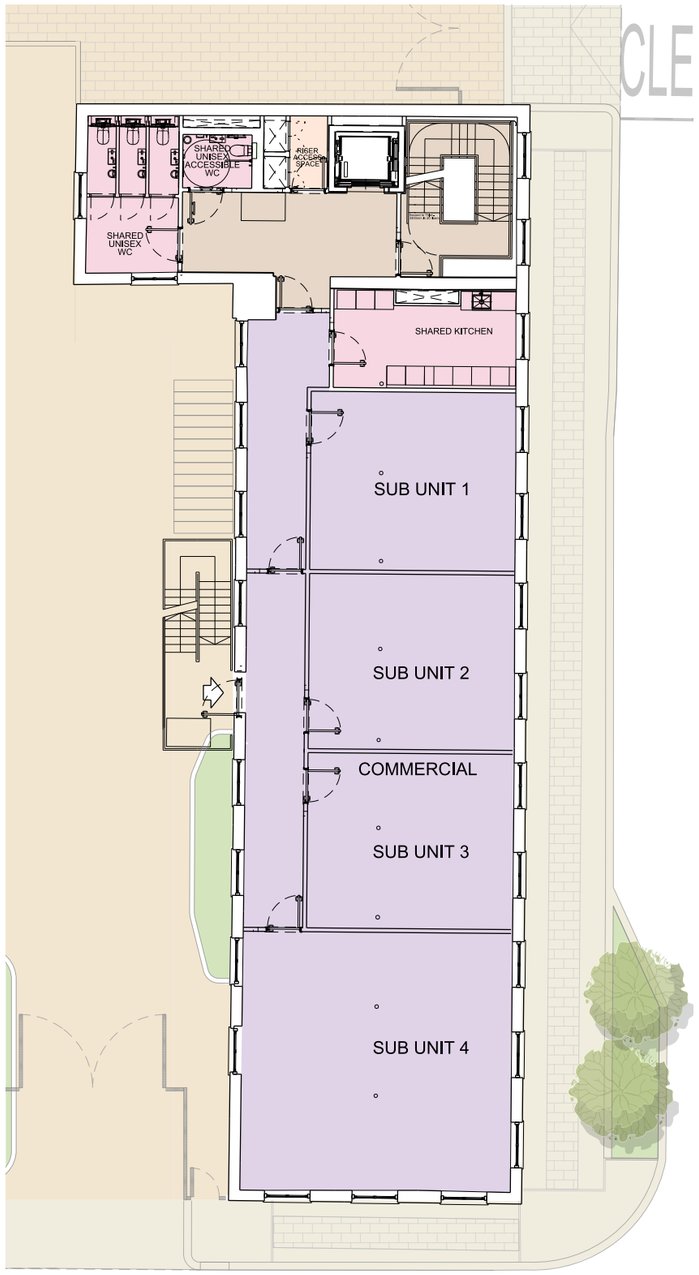
01 INTERNAL ARRANGEMENTS AMENDED TO ACCOMMODATE NEW RESIDENTIAL BRIEF

02 CORE ARRANGEMENT REVISED TO SUIT REVISED INTERNAL FUNCTIONS

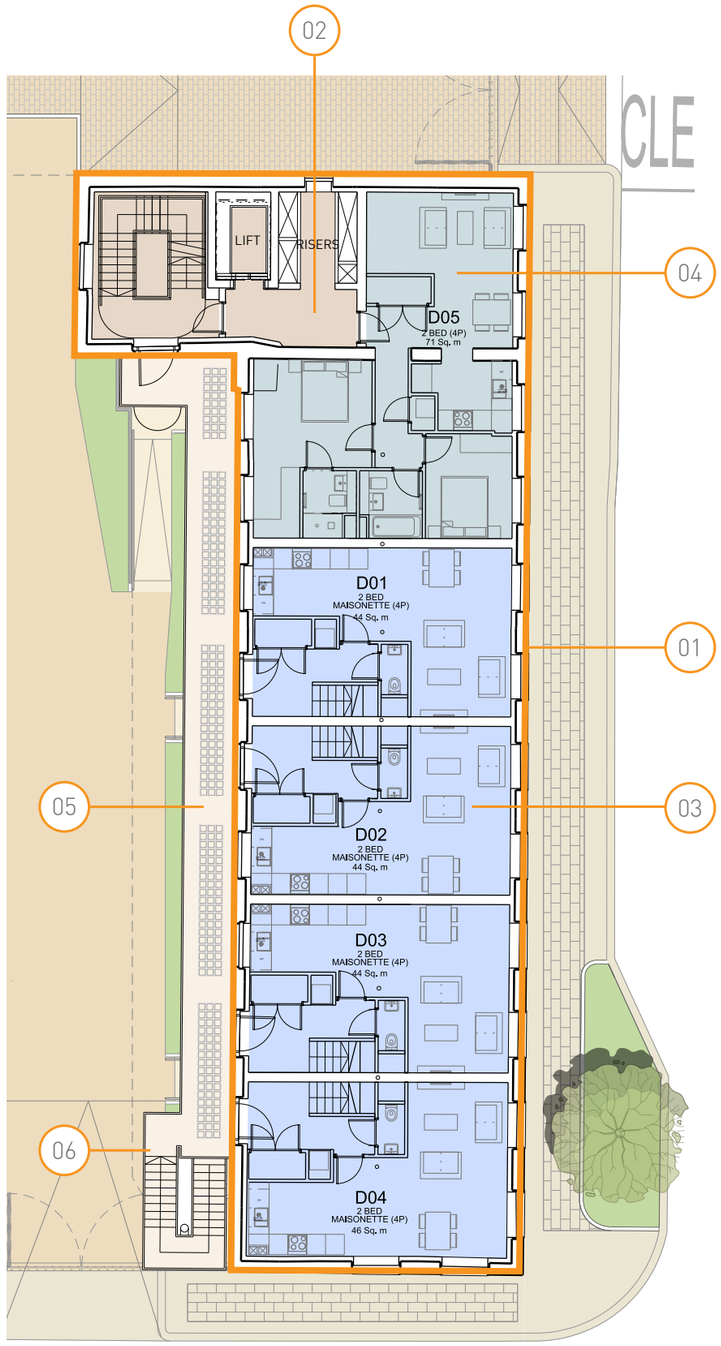
03 UPPER LEVEL OF TOWNHOUSES

04 TWO BEDROOM APARTMENT

05 EXTERNAL METAL STAIRCASE SERVING ACCESS WALKWAY ABOVE



Level 2 - Approved Scheme



Level 2 - Proposed Amendments

2.2.3 LEVEL 2

Approved Scheme

Level 2 provides commercial use, with the majority of the floor plates subdivided into individual units, supported by communal washrooms and shared kitchen space adjacent to and within the northeast wing

Proposed Amendments

Level 2 is proposed to comprise the entry level of four two storey maisonettes, accessed from the common core via an external walkway.

Within each maisonette, open plan living/dining/kitchen spaces are proposed at this level accessed from a protected entrance/stair lobby.

An external staircase provides an alternative route to the ground floor from the walkway

A single two bedroom apartment is located at this level, accessed from the common core.

01 INTERNAL ARRANGEMENTS AMENDED TO ACCOMMODATE NEW RESIDENTIAL BRIEF

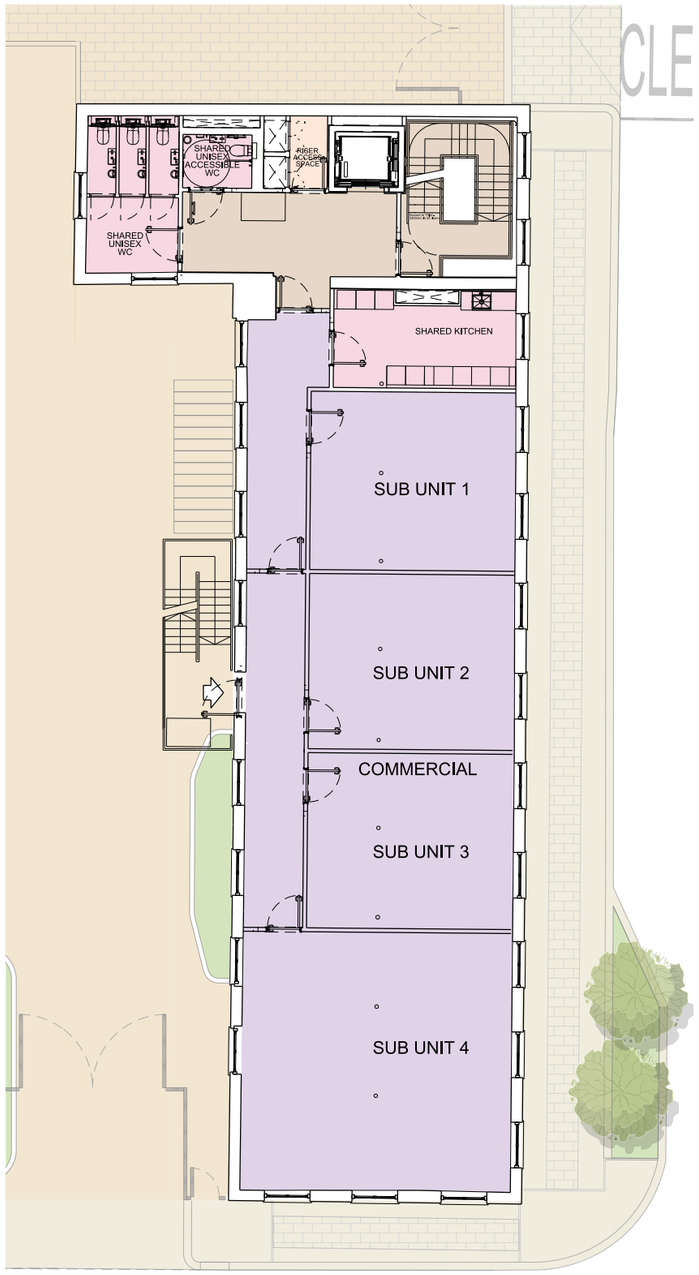
02 CORE ARRANGEMENT REVISED TO SUIT REVISED INTERNAL FUNCTIONS

03 ENTRY LEVEL OF TWO STOREY MAISONETTE

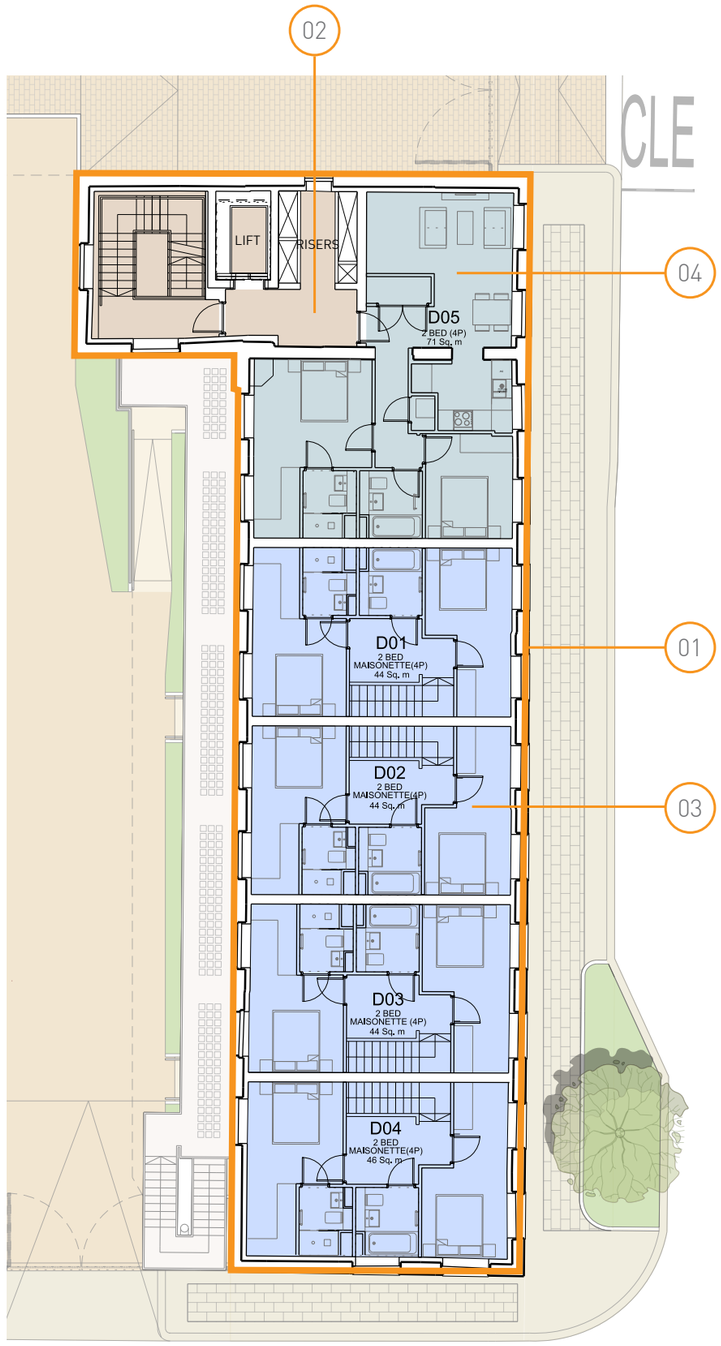
04 TWO BEDROOM APARTMENT

05 EXTERNAL WALKWAY PROVIDING ACCESS TO MAISONETTES

06 EXTERNAL METAL STAIRCASE SERVING ACCESS WALKWAY ABOVE



Level 3 - Approved Scheme



Level 3 - Proposed Amendments

2.2.3 LEVEL 3

Approved Scheme

Level 3 provides commercial use in a similar arrangement to Level 2.

Proposed Amendments

Level 3 comprises the proposed upper level of the townhouses, with bedrooms and bathrooms accessed from a protected staircase.

A single two bedroom apartment is located at this level, accessed from the common core.

01 INTERNAL ARRANGEMENTS AMENDED TO ACCOMMODATE NEW RESIDENTIAL BRIEF

02 CORE ARRANGEMENT REVISED TO SUIT REVISED INTERNAL FUNCTIONS

03 UPPER LEVEL OF TWO STOREY MAISONETTES

04 TWO BEDROOM APARTMENT

BUILDINGS 1 & 2

LVL	PROGRAM	1B		2B		3B		COMMERCIAL UNIT	TOTAL
		1P	2P	3P	4P	5P	6P		
00	Commercial							4	4
01	Residential	5	6	2	18	1	0		32
02	Residential	5	6	2	18	1	0		32
03	Residential	5	6	2	18	1	0		32
04	Residential	5	6	2	18	1	0		32
05	Residential	5	6	2	18	1	0		32
06	Residential	5	6	2	18	1	0		32
07	Residential	5	6	2	18	1	0		32
08	Residential	2	7	1	10	1	0		21
09	Residential	0	6	0	7	1	0		14
10	Residential	0	6	0	7	1	0		14
11	Residential	0	1	0	4	1	0		6
12	Residential	0	2	0	4	1	0		7
13	Residential	0	2	0	4	1	0		7
14	Residential	0	2	0	4	1	0		7
15	Residential	0	2	0	4	1	0		7
16	Residential	0	2	0	4	1	0		7
17	Residential	0	2	0	4	1	0		7
18	Residential	0	2	0	4	1	0		7
19	Residential	0	2	0	4	1	0		7
20	Residential	0	2	0	4	1	0		7
21	Residential	0	2	0	4	1	0		7
22	Residential	0	2	0	3	1	0		6
23	Roof Access								
	SUB TOTAL	**37**	**84**	**15**	**197**	**22**	**0**		**355**
		121		**212**		**22**			

NIA sq m	NIA sq ft	GIA sq m	GIA sq ft	NIA/GIA %
284.2	3,059.1	2,198.9	23,668.8	9.7
1,956.2	21,056.4	2,514.1	27,061.5	77.5
1,956.1	21,055.3	2,514.1	27,061.5	77.5
1,956.1	21,055.3	2,514.1	27,061.5	77.5
1,956.1	21,055.3	2,514.1	27,061.5	77.5
1,962.0	21,118.8	2,514.1	27,061.5	77.5
1,962.0	21,118.8	2,514.1	27,061.5	77.5
1,962.0	21,118.8	2,514.1	27,061.5	77.5
1,272.1	13,692.8	1,788.8	19,254.5	71.3
877.3	9,443.2	1,206.4	12,985.6	65.4
878.9	9,460.4	1,206.4	12,985.6	65.4
397.0	4,273.3	605.9	6,521.9	53.6
452.3	4,868.5	605.9	6,521.9	74.9
452.2	4,867.4	605.9	6,521.9	74.9
452.2	4,867.4	605.9	6,521.9	74.9
453.8	4,884.7	605.9	6,521.9	74.9
453.8	4,884.7	605.9	6,521.9	74.9
453.8	4,884.7	605.9	6,521.9	74.9
453.8	4,884.7	605.9	6,521.9	74.9
454.7	4,894.4	605.9	6,521.9	74.9
454.7	4,894.4	605.9	6,521.9	73.9
455.0	4,897.6	605.9	6,521.9	73.9
314.6	3,386.3	605.9	6,521.9	55.4
0.0	0.0	37.0	398.3	
22,270.9	**239,722.0**	**31,307.0**	**336,985.7**	**70.0**

BUILDING 3

LVL	PROGRAM	1B		2B		3B		COMMERCIAL UNIT	TOTAL
		1P	2P	3P	4P	5P	6P		
00	Residential	0	0	0	4	0	0		4
01	Residential	0	0	0	1	0	0		1
02	Residential	0	0	0	5	0	0		5
03	Residential	0	0	0	1	0	0		1
	SUB TOTAL	**0**	**0**	**0**	**11**	**0**	**0**		**11**
		0		**11**		**0**			

NIA sq m	NIA sq ft	GIA sq m	GIA sq ft	NIA/GIA %
170.6	1,836.3	288.8	3,108.6	73.9
248.1	2,670.5	300.9	3,238.9	73.9
248.6	2,675.9	301.5	3,245.3	73.9
249.3	2,683.4	302.1	3,251.8	73.9
916.6	**9,866.2**	**1,193.3**	**12,844.6**	**73.9**

BUILDINGS 1, 2 & 3

LVL	PROGRAM	1B		2B		3B		COMMERCIAL UNIT	TOTAL
		1P	2P	3P	4P	5P	6P		
TOTAL		37	84	15	208	22	0	4	366
		121		223		22			
		33.1%		60.9%		6.0%			

NIA sq m	NIA sq ft	GIA sq m	GIA sq ft	NIA/GIA %
23,187.5	**249,588.2**	**32,500.3**	**349,830.3**	**72.0**

2.3 Accommodation Schedule

2.3.1 OVERALL DEVELOPMENT

Approved Scheme

The approved scheme comprises a development total of 31,295 sq m (336,365 sq ft) GIA across the site of 0.5 hectares.

Proposed Amendments

The amended proposals scheme comprises a development total of 31,307 sq m 336,985.7 sq ft) GIA across the site of 0.5 hectares.

2.3.2 RESIDENTIAL ACCOMMODATION

Approved Scheme

The approved scheme proposes a mixture of apartment types for 'private for rent' occupancy, comprising:

- 113no 1 bedroom apartments (1B/2P + 1B/1P) (31.8%)
- 223no 2 bedroom apartments (2B/3P + 2B/4P) (62.8%)
- 19no 3 bedroom apartments (3B/6P) (5.4%)

Of the one bed apartments, 57.5% are 1 bed/1 person, the remainder are 1 bed /2 person.

Of the two bed apartments, 56.9% are 2 bed/3 person, the remainder are 2 bed /4 person.

Proposed Amendments

The proposed amendments scheme proposes a mixture of apartment types for 'private for rent' occupancy, comprising:

- 121no 1 bedroom apartments (1B/2P + 1B/1P) (33.1%)
- 215no 2 bedroom apartments (2B/3P + 2B/4P) (58.7%)
- 22no 3 bedroom apartments (3B/6P) (5.4%)
- 8no 2 bedroom duplex apartments (2B/4P) (2.15%)

Of the one bed apartments, 30.5% are 1 bed/1 person, the remainder are 1 bed /2 person.

Of the two bed apartments, 6.7% are 2 bed/3 person, the remainder are 2 bed /4 person.

2.3.3 COMMERCIAL ACCOMMODATION

Approved Scheme
The approved amendment scheme comprised commercial accommodation at ground floor level of Building 1 and at Levels 02 and 03 of Building 3, totalling 643.7 sq m (6,928.7 sq ft) NIA.

The commercial space at Levels 00 and 01 of Building 3, totalled 479 sq m (5,155.9 sq ft) NIA and was proposed to be used as a commercial gym.

Proposed Amendments

The proposed amendment scheme retains commercial accommodation at ground floor level of Building 1 totalling 298 sq m (2,186 sq ft) NIA.

The proposed commercial space within Building 3 has been omitted in lieu of the residential accommodation as summarised in Section 2.2.



Approved Scheme

Proposed Amendments

2.4 Façade Adjustments

2.4.1 OVERVIEW

Since the August 2022 planning permission, there has been a number of changes to Building Regulations which have required adjustments to the facades to improve thermal efficiency, reduce overheating, mitigate external noise and comply with fire safety regulations. Some amendments are addressed in the technical detailing of the facade but adjustments to the proportions of solid and glazed elements and extent of openable fenestration have been undertaken to meet the performance criteria whilst maintaining the approved design intent.

2.4.2 BUILDING 1

Approved Scheme

Within the August 2022 planning permission, the façade expression of Building 1 draws reference from the historic context of industrial mill and warehouse buildings in terms of materiality and subdivision. The elevational treatment comprises a 'super-grid' of hand cast ochre-red brickwork, within which sit a composition of dark bronze coloured metal frame glazing, metal panels and metal balustrading. Each fenestration composition comprises an integrated grille at high level to enable supply/extract ventilation to be connected to the facade in a consistent manner.

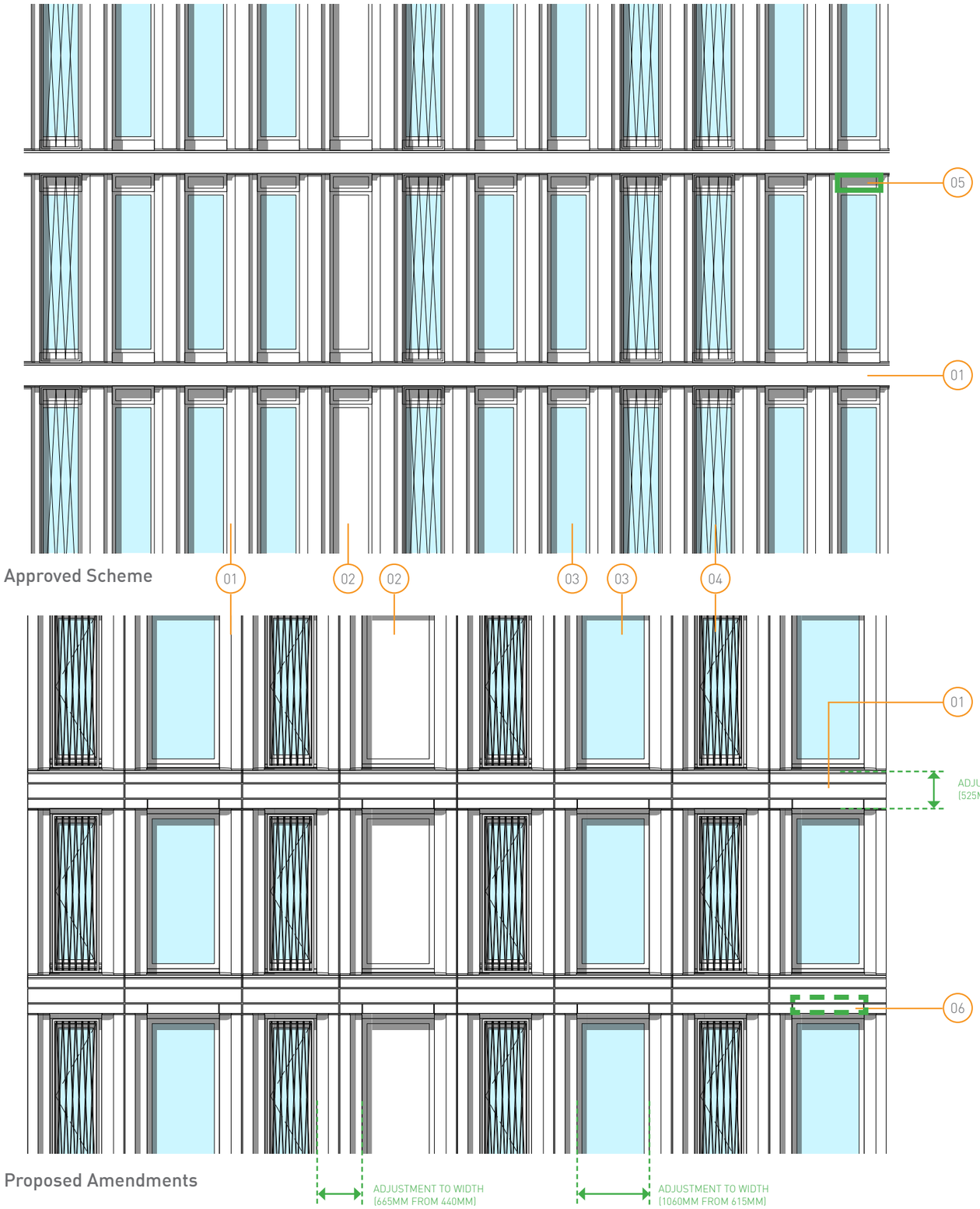
At ground floor, the façade forms a robust base of horizontal bands projecting and recessed brickwork in a dark red-grey tone to gently differentiate from the upper levels. As above, the infill elements comprise of dark bronze metal framed glazing to shop fronts and entrances, with elegant bronze coloured metal fins concealing functional spaces such as plantrooms and stores within.

Proposed Amendments

The proposed amendments retains the articulation, materiality, and component elements of the approved scheme.

At the upper levels, increases in height and width of the brick supergrid piers/ spandrels have been made to achieve an appropriate ratio of solid to glazed elements that meets the required thermal and overheating performance criteria. To maintain a balance of proportions, adjustments have been made to the fenestration composition to minimise sightlines of metal framing and to relocate the ventilation grille into the soffit of the brick reveal over the window.

At ground level, the adjustment to the façade module above continues through to the subdivision of the façade at this level. The façade treatment of the infill elements at this level remains as the approved scheme, with adjustments to its subdivision to suit the overall façade module.



2.4.3 BUILDING 2

Approved Scheme

Within the August 2022 planning permission, the façade expression of Building 2 incorporates larger scale full height components that acknowledge the scale and massing of the tower.

The façade is composed of a tighter vertical grid, with deep reveals, creating a dynamic and animated impression of shadow and light throughout the day. The palette of materials comprises reconstituted sandstone mullions in tones of deep red and purple, which combined with texture and variation in depth, echoing the historic facades of Manchester.

Between the mullions on all elevations are set back, full height, fixed glazing and bronze coloured perforated metal screens. The panels conceal manually operated glazed opening vents to provide rapid ventilation to the apartment interiors.

At ground level, reconstituted stone is configured in a similar arrangement to the horizontal brick base of Building 1, which, with similar fenestration and vertical bronze colour fins, provides a unified frontage at street level.

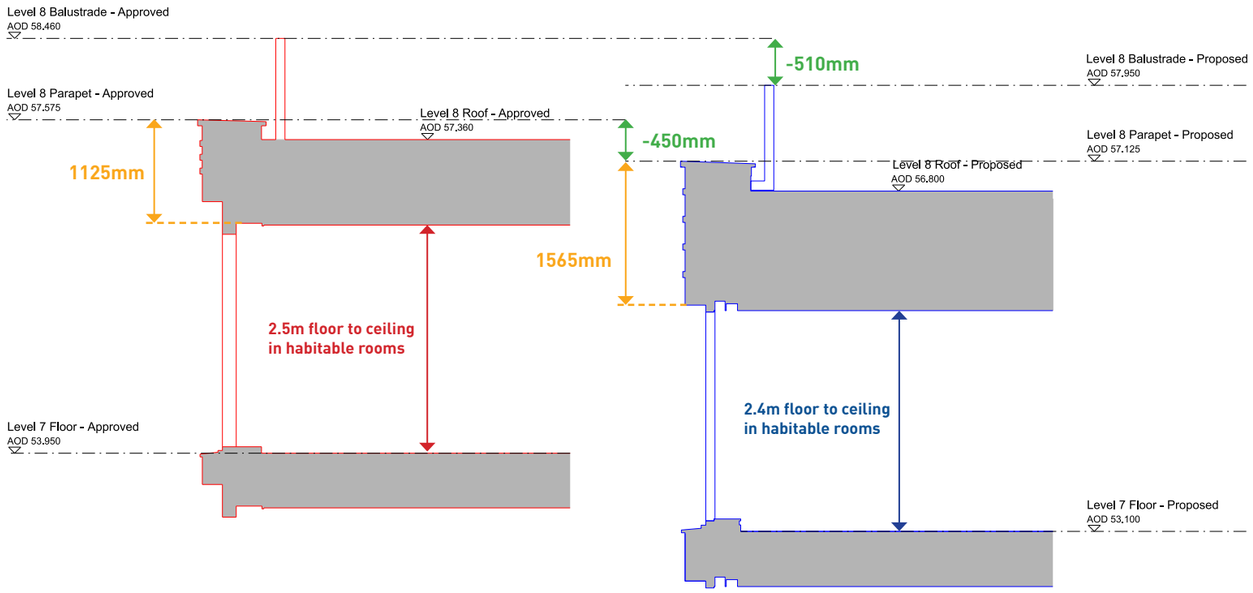
Proposed Amendments

The proposed scheme retains the articulation, materiality, and component elements of the approved scheme.

At the upper levels, increases in height of the horizontal cornice at each floor level and width of the masonry mullions have been made to achieve an appropriate solid to glazed ration that meets the required thermal and overheating criteria.

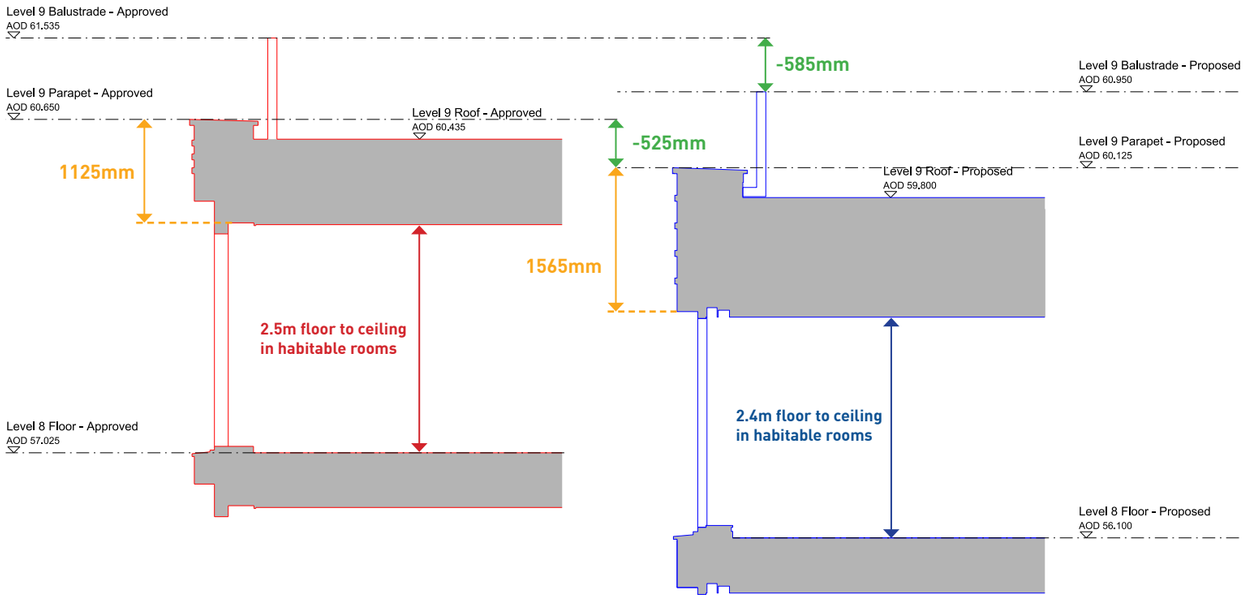
To maintain a balance of proportions, adjustments have been made to the fenestration composition between the mullions to minimise sightlines of metal framing and relocate the ventilation grille to the soffit of the brick reveal.

At ground level, the adjustment to the façade module above continues through to the subdivision of the façade at this level. The façade treatment of the infill elements at this level remains as the consented scheme, with adjustments to its subdivision to suit the overall façade module and the extent and location of glazed and solid elements amended suit the revised internal arrangement.



Level 8 - Approved

Level 8 - Proposed



Level 9 - Approved

Level 9 - Proposed

2.4.4 FLOOR TO FLOORS AND PARAPETS

Approved Scheme

The approved scheme for Buildings 1 and 2 comprises a floor to floor of 5m between Levels 0 and 1. Above ground level, the floor to floor is 3.075m, providing a maximum floor to ceiling within habitable rooms of 2.5m.

Parapets heights of each roof level of the buildings have been aligned with the construction build ups for roof terraces at Levels 8, 9 and 11.

At Level 23 of Building 2, the parapet height provides guarding to the functional roof space beyond.

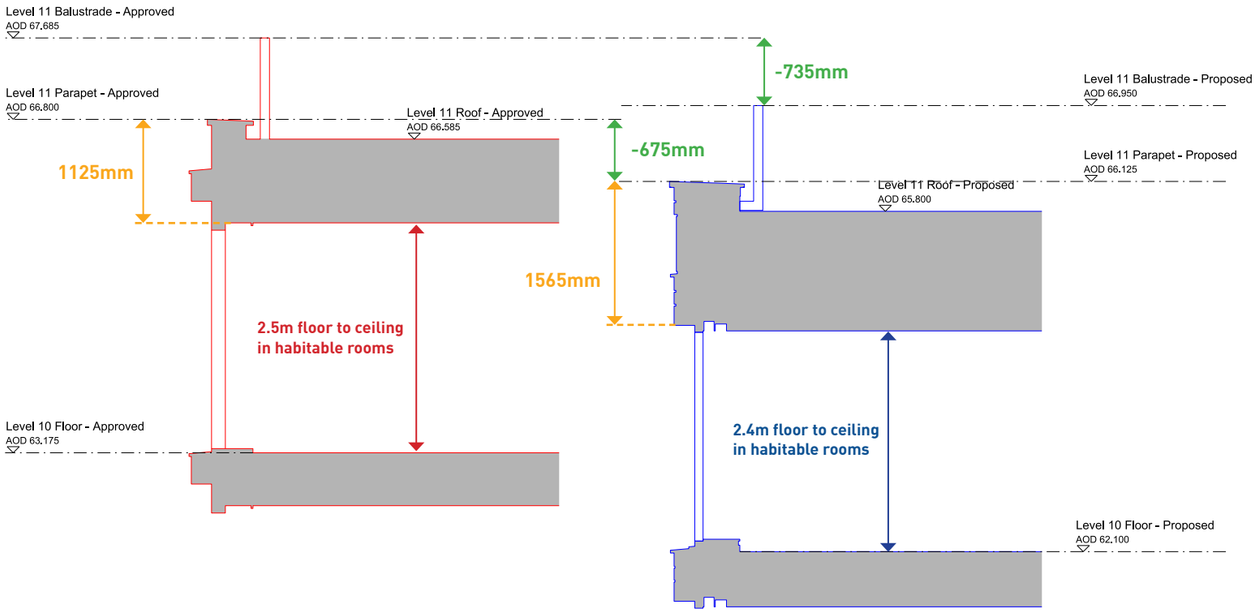
Proposed Amendments - Building 1

The proposed floor to floors of Building 1 has been adjusted to meet the requirements of the Project Brief.

At ground level, the floor to floor to Level 1 has been reduced to 4.6m. Above ground level, the floor to floor has been reduced to 3m, with a maximum floor to ceiling within habitable rooms of 2.4m, which remains compliant with the Manchester Residential Quality Guidance.

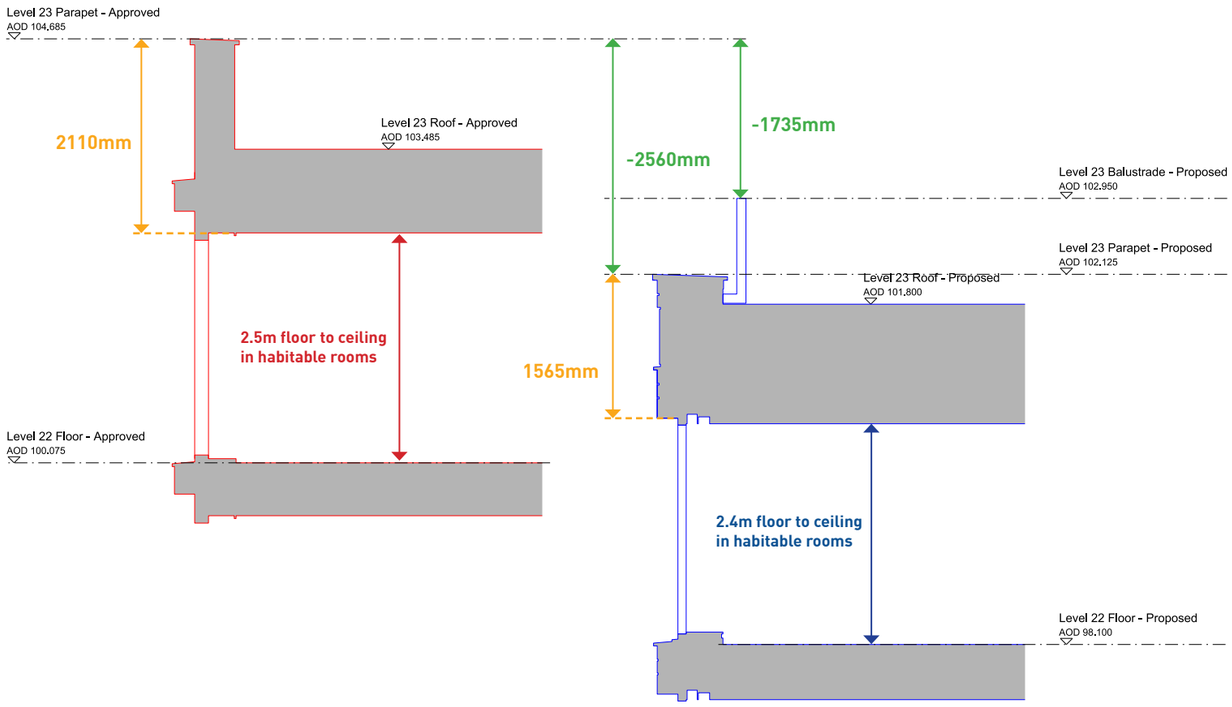
Parapets heights at Levels 8 and 9 have consequently been lowered by the cumulative reduction of the floor to floors. In addition, the parapet construction zones have increased in response to updated Building Regulation requirements for thermal insulation and fire safety and the preferred construction method for falls.

The adjacent diagrams provide a comparative illustration of the approved and proposed parapet heights at Levels 8 and 9.



Level 11 - Approved

Level 11 - Proposed



Level 23 - Approved

Level 23 - Proposed

Proposed Amendments - Building 2

As Building 1, the floor to floors of Building 2 have been adjusted to meet the requirements of the Project Brief.

Parapets heights at Levels 11 and 23 have been consequently been adjusted by the cumulative reduction of the floors to floors. In addition, the parapet zone has increased in response to updated Building Regulation requirements for thermal insulation and the preferred construction method for the roof falls.

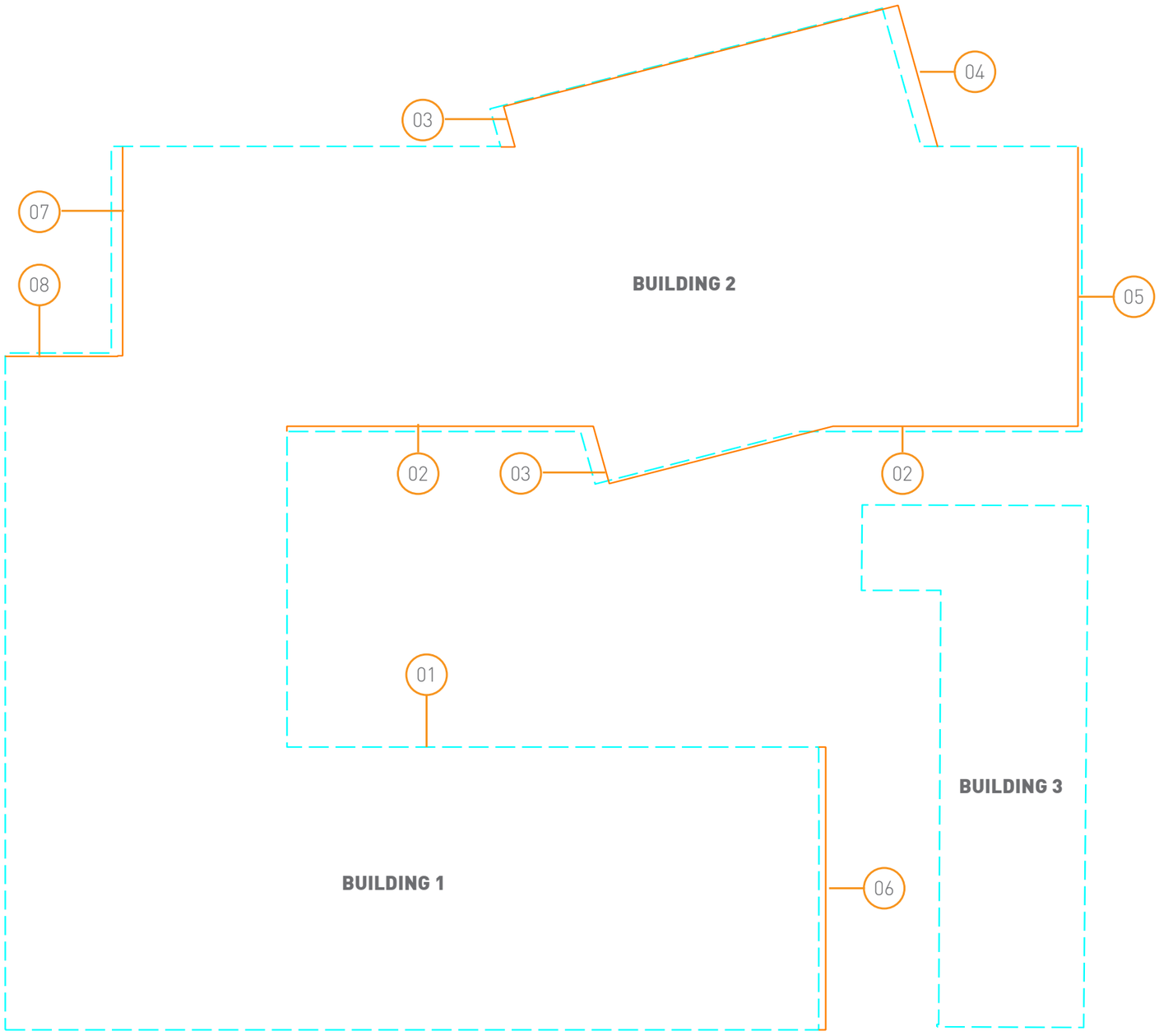
To minimise the sightline of the parapet at Level 23, a set back metal balustrading is proposed to provide edge guarding for maintenance access.

The adjacent diagrams provide a comparative illustration of the approved and proposed parapet heights at Levels 11 and 23.

2.4.5 BUILDINGS 1 & 2 FACADE LINES

Following the proposed amendments to the facade modules outlined in Section 2.4.2 and 2.4.3, it is proposed that amendments are made to the building outline. These are illustrated in the adjacent image.

The outline of the approved scheme is illustrated by the blue dotted line and the proposed amendments scheme retains the outline on the outward facing facades.



01 APPROVED SCHEME BUILDING OUTLINE (BLUE DASH)

02 PROPOSED AMENDED BUILDING OUTLINE MOVED INWARDS BY 350MM

03 PROPOSED AMENDED BUILDING OUTLINE MOVED INWARDS BY 880MM

04 PROPOSED AMENDED BUILDING OUTLINE MOVED OUTWARD BY 1015MM

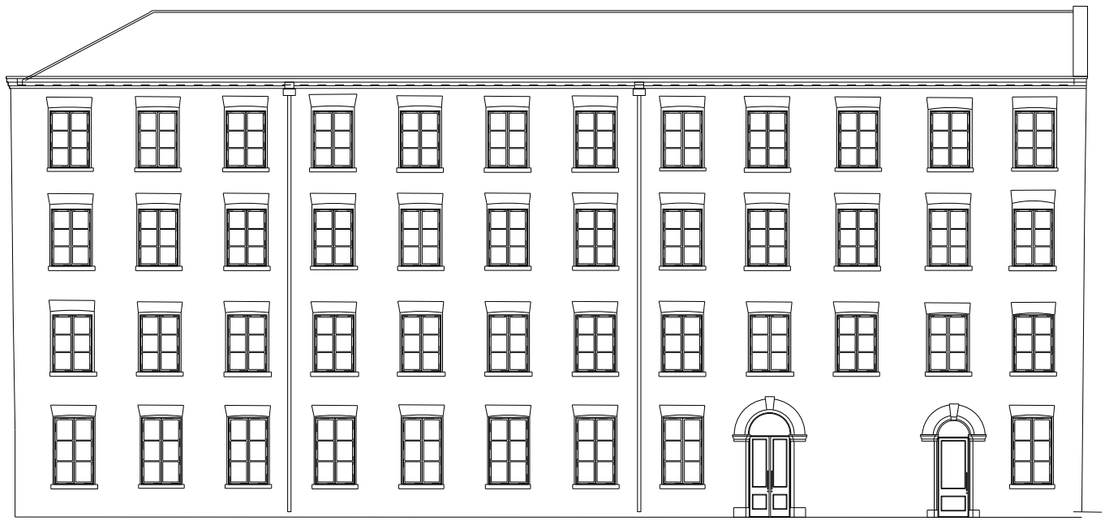
05 PROPOSED AMENDED BUILDING OUTLINE MOVED INWARDS BY 250MM

06 PROPOSED AMENDED BUILDING OUTLINE MOVED OUTWARDS BY 450MM

07 PROPOSED AMENDED BUILDING OUTLINE MOVED INWARDS BY 725MM

08 PROPOSED AMENDED BUILDING OUTLINE MOVED INWARDS BY 225MM

SOUTH FACADE (FACING ELLESMERE STREET)



APPROVED SCHEME



PROPOSED AMENDMENTS

2.4.6 BUILDING 3

Overview - Approved Scheme

Within the August 2022 planning permission, the positive contribution of the DOT warehouse to the surrounding context is acknowledged by it's proposed retention, renovation, and refurbishment.

Traditional material and construction methods will be adopted, and window and doors will be sympathetically replaced to contemporary standards. Cleaning of existing facade finishes will utilise conservation methods to minimise damage to the fabric.

Overview - Proposed Amendments

The proposed amendments will retain the facade retention, renovation, and refurbishment of the approved scheme.

South Elevation - Approved Scheme

The approved scheme retained existing openings and proposed new windows and doors.

The provision of service penetrations was excluded from this facade to minimise the alternations to this street facing elevation.

South Elevation - Proposed Amendments

The proposed amendments are similar to the approved scheme.

At ground level, it is proposed that an existing opening between the entrance doors will be opened up and this and a second window opening will comprise louvred panels for the plant spaces within, with framing similar to the replacement windows elsewhere.

01 EXISTING PAINTED SIGNAGE TO BE RETAINED AND RESTORED

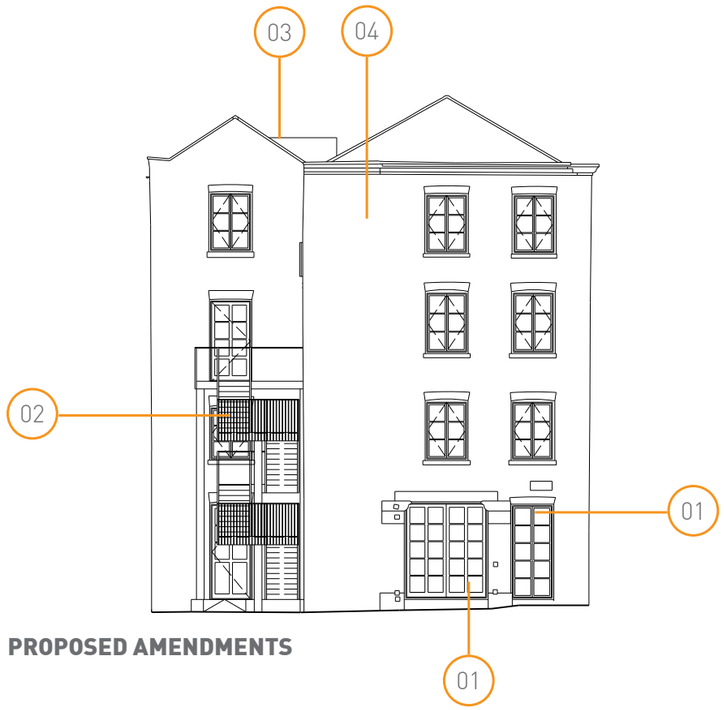
02 NEW LOUVRED PANEL WITHIN EXISTING OPENING

03 NEW LOUVRED PANEL WITHIN EXISTING OPENING TO BE OPENED UP

WEST FACADE (FACING ARUNDEL STREET)



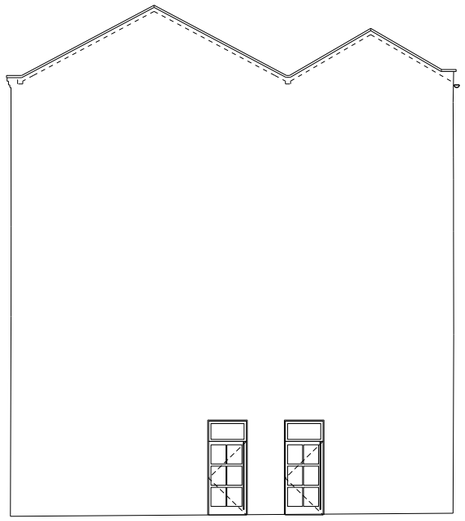
APPROVED SCHEME



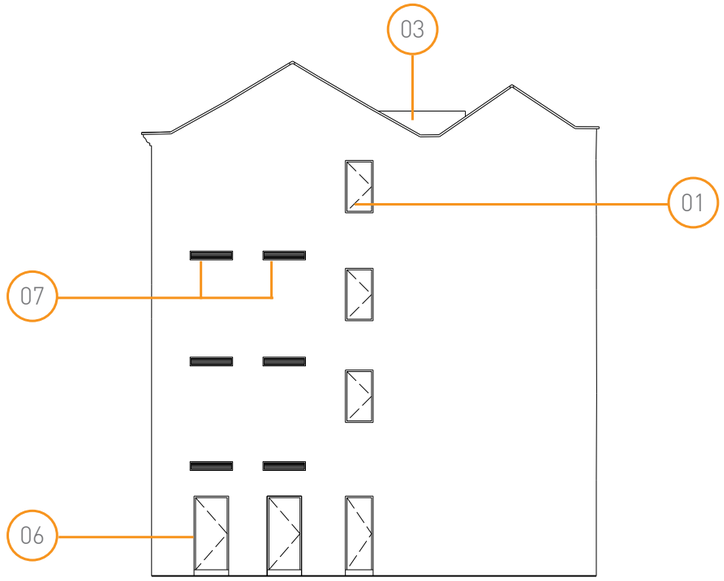
PROPOSED AMENDMENTS

EAST FACADE (FACING NEW BUILD)

PROPOSED AMENDMENTS



APPROVED SCHEME



PROPOSED AMENDMENTS

West Elevation - Approved Scheme

The approved scheme retains existing openings and proposed new windows and doors. Three new window openings were introduced to the gable end, to match the adjacent openings, replacing smaller windows associated with existing WCs.

The provision of service penetrations was excluded from the street facing facade but are provided to the set back facade which sits within the central courtyard.

West Elevation - Proposed Amendments

The approved scheme retains existing openings but does not include the additional windows proposed in the approved scheme. The smaller windows associated with existing WCs are proposed to be bricked up.

Service penetrations on the setback facade are no longer required for the revised internal arrangement.

East Elevation - Approved Scheme

The approved scheme comprised two new opening to access the core spaces within.

East Elevation - Proposed Amendments

The new opening are proposed at the upper levels to provide automatic opening vents to the common lobbies within, in response to the fire safety regulations.

Service penetrations are proposed to serve the single level apartments at each level.

At ground level, three new openings are required to access plant rooms which are required to be separated from the common circulation in response to the fire safety regulations.

01 PREVIOUSLY PROPOSED DOORS REPLACED WITH NEW DOUBLE GLAZED WINDOW TO SUIT CHANGE OF USE TO RESIDENTIAL

02 NEW EXTERNAL METAL STAIRCASE SERVING ACCESS WALKWAY

03 OUTLINE OF NEW LIFT OVERRUN (NOT INDICATED IN APPROVED SCHEME BUT REQUIRED)

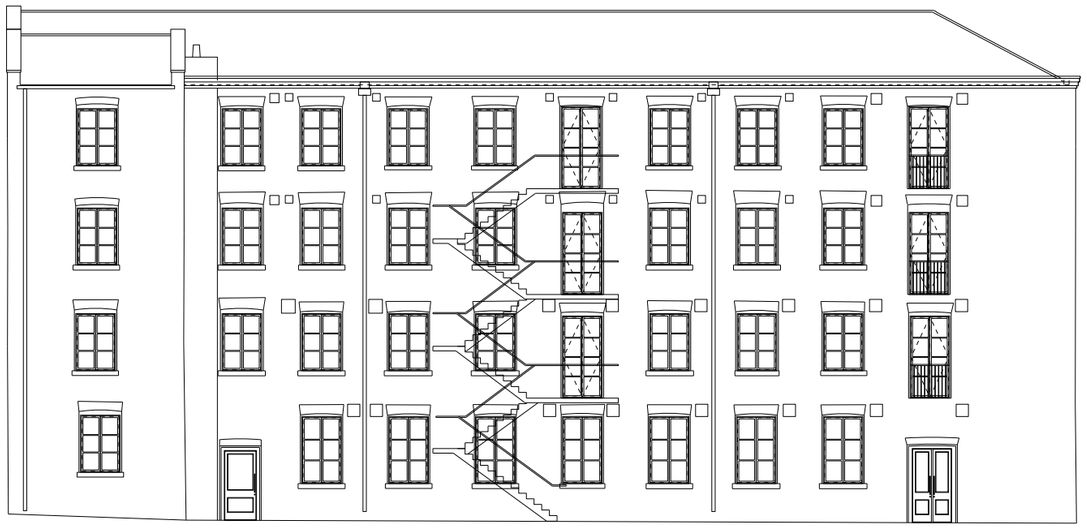
04 PREVIOUSLY PROPOSED NEW WINDOW OPENINGS OMITTED

05 NEW OPENINGS FOR COMMON LOBBY AUTOMATIC OPENING SMOKE VENTS

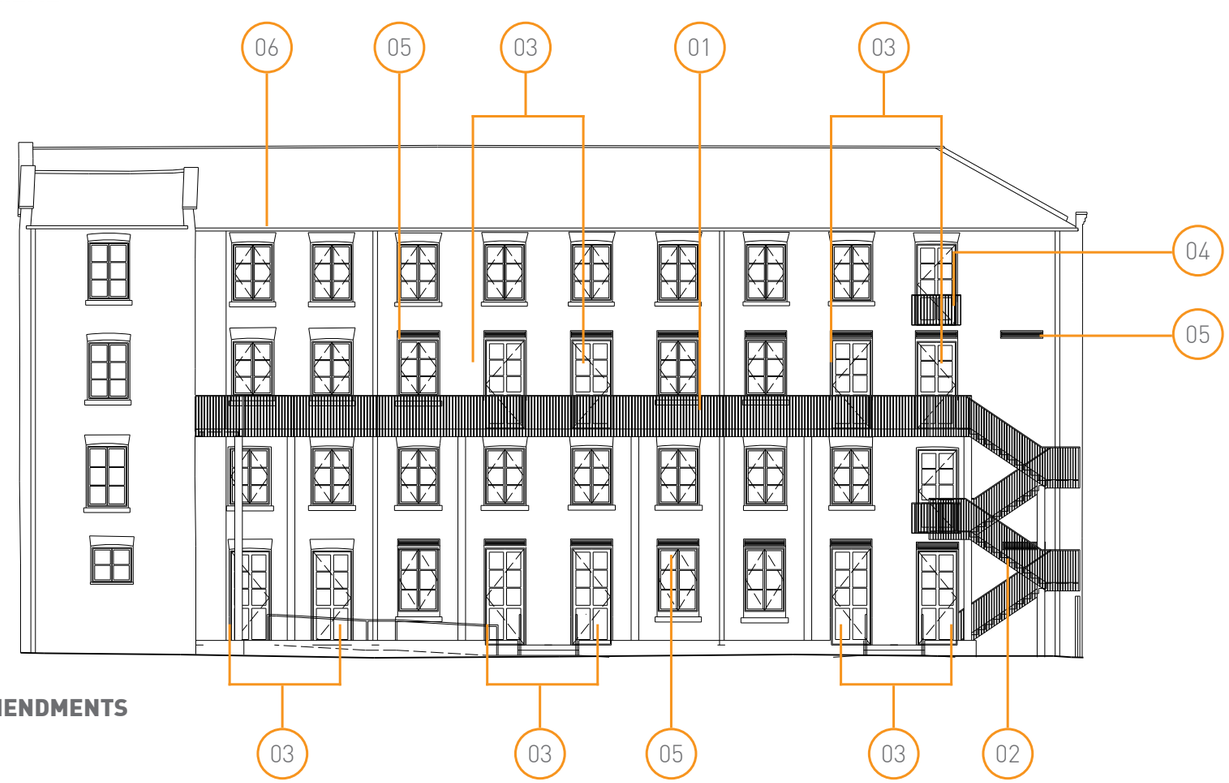
06 NEW OPENINGS FOR PLANT ROOM ACCESS DOORS

07 NEW SERVICE PENETRATIONS FOR APARTMENT SUPPLY & EXTRACT VENTILATION

NORTH FACADE (FACING INTO COURTYARD)



APPROVED SCHEME



PROPOSED AMENDMENTS

North Elevation - Approved Scheme

The approved scheme retains the principal existing openings and proposed new windows and doors. Smaller windows associated with existing WCs are proposed to be bricked up.

Service penetrations to suit the commercial use have been located to this inwards facing elevation.

A replacement external metal staircase will provide a secondary means of escape for Levels 01, 02 and 03.

North Elevation - Proposed Amendments

The approved scheme utilises the existing window openings with new windows and doors.

Existing window openings are proposed to be adapted to provide entrance doors to the duplex apartments at Level 0 and 2. The smaller windows associated with existing WCs are proposed to be bricked up.

The provision of service penetrations has been focused on this inward facing elevation to minimise services on the street facing facades. Supply and extract grilles are proposed at Levels 0 and 2 to serve the duplex dwellings within.

At Level 2, an elevated external metal framed access walkway is proposed to access the maisonette apartments, with integrated pavement lights providing top light to the adjacent windows below. A new metal staircase provides a secondary route from the walkway to ground level.

01 NEW EXTERNAL METAL WALKWAY SERVING MAISONETTES

02 NEW EXTERNAL METAL STAIRCASE SERVING ACCESS WALKWAY

03 EXISTING OPENING ADJUSTED TO PROVIDE NEW DOORWAY

04 NEW METAL JULIET BALUSTRADE

05 NEW SERVICE PENETRATIONS FOR APARTMENT SUPPLY & EXTRACT VENTILATION

06 NEW ROOF EAVES TO BE SIMILAR TO EXISTING

2.4.7 WEST ELEVATION COMPARISON

A comparison of the approved west facing elevations and proposed amendment to these are illustrated below.



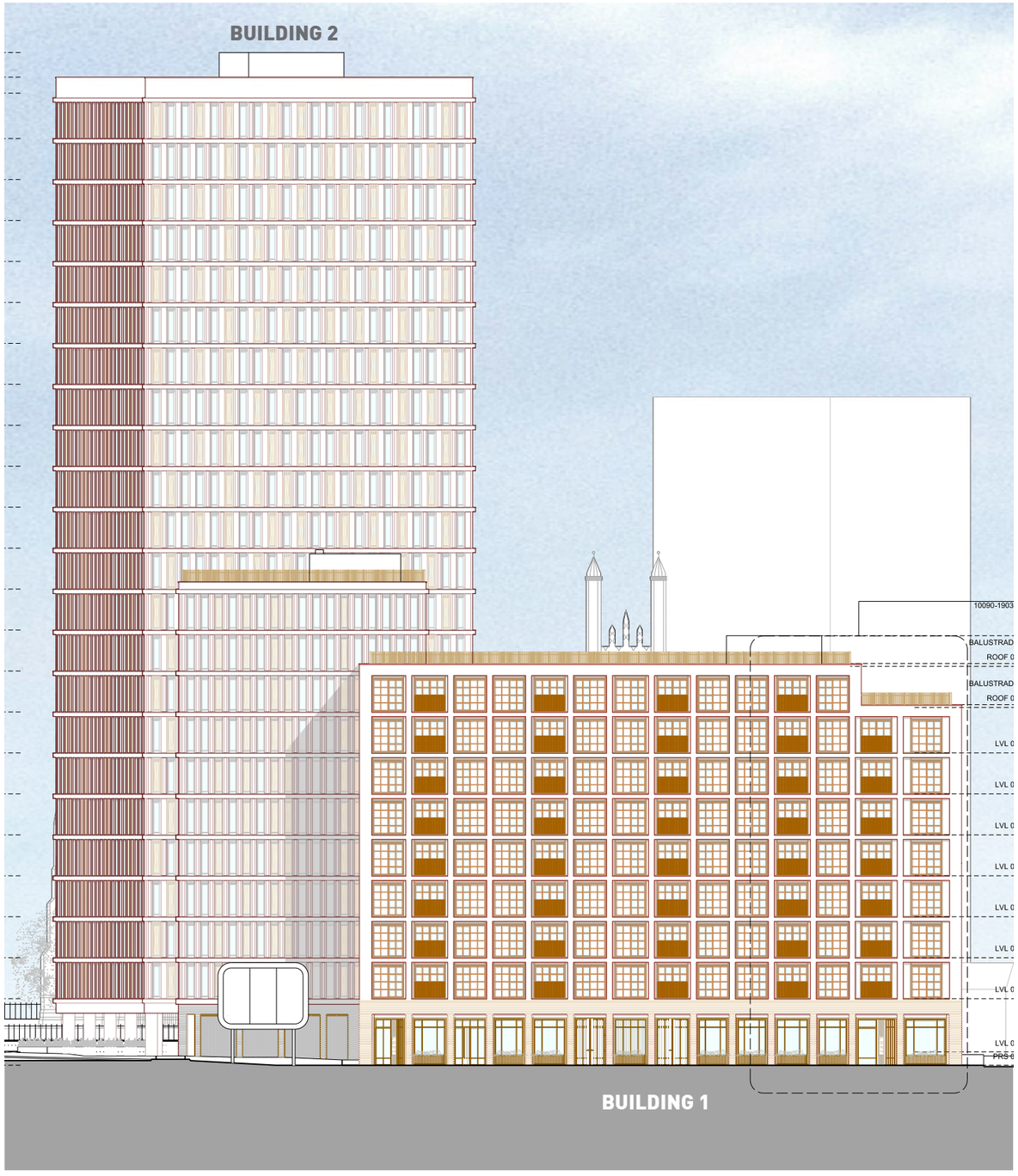
Approved Scheme



Proposed Amendments

2.4.8 NORTH ELEVATION COMPARISON

A comparison of the approved north facing elevations and proposed amendment to these are illustrated below.



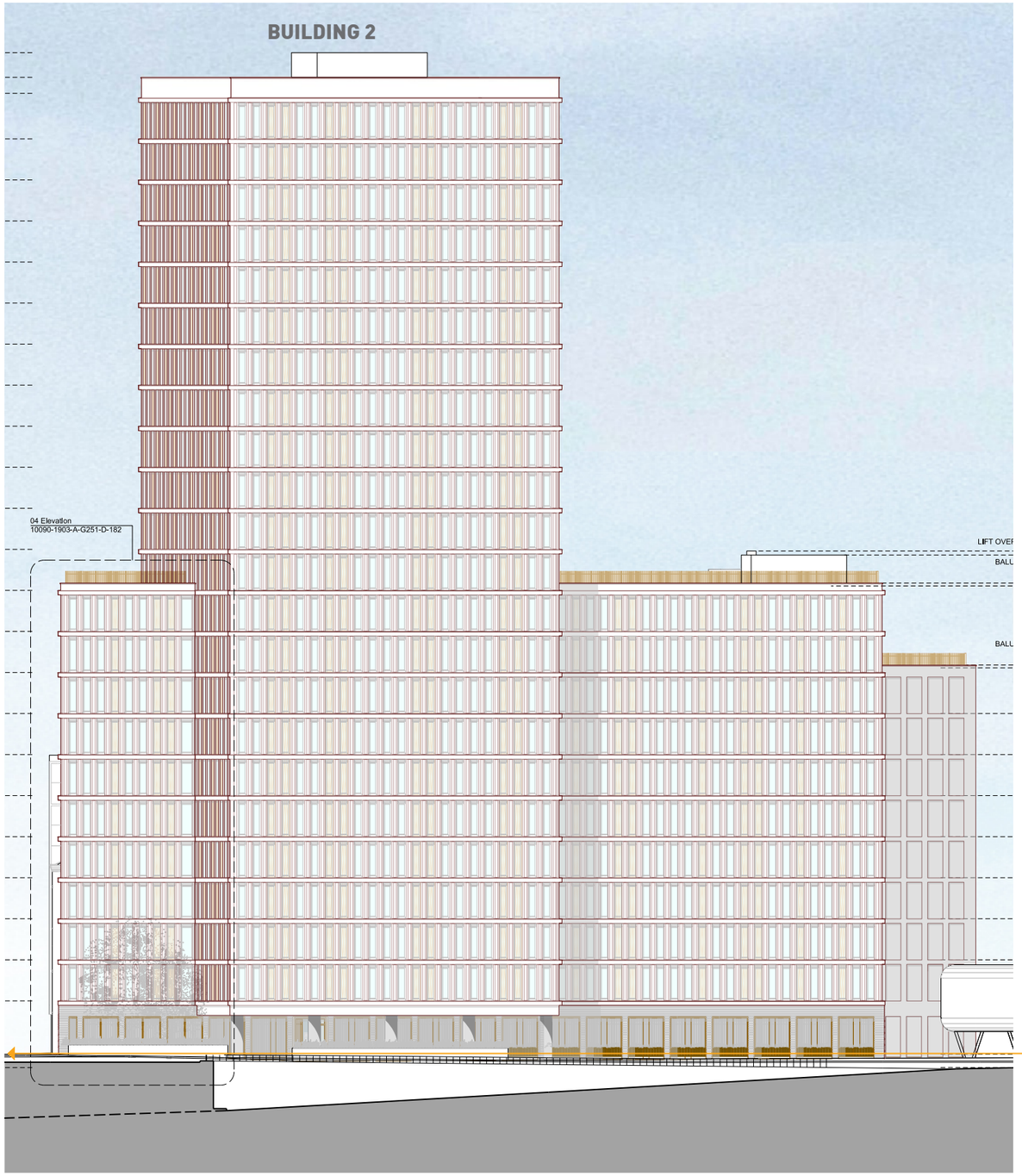
Approved Scheme



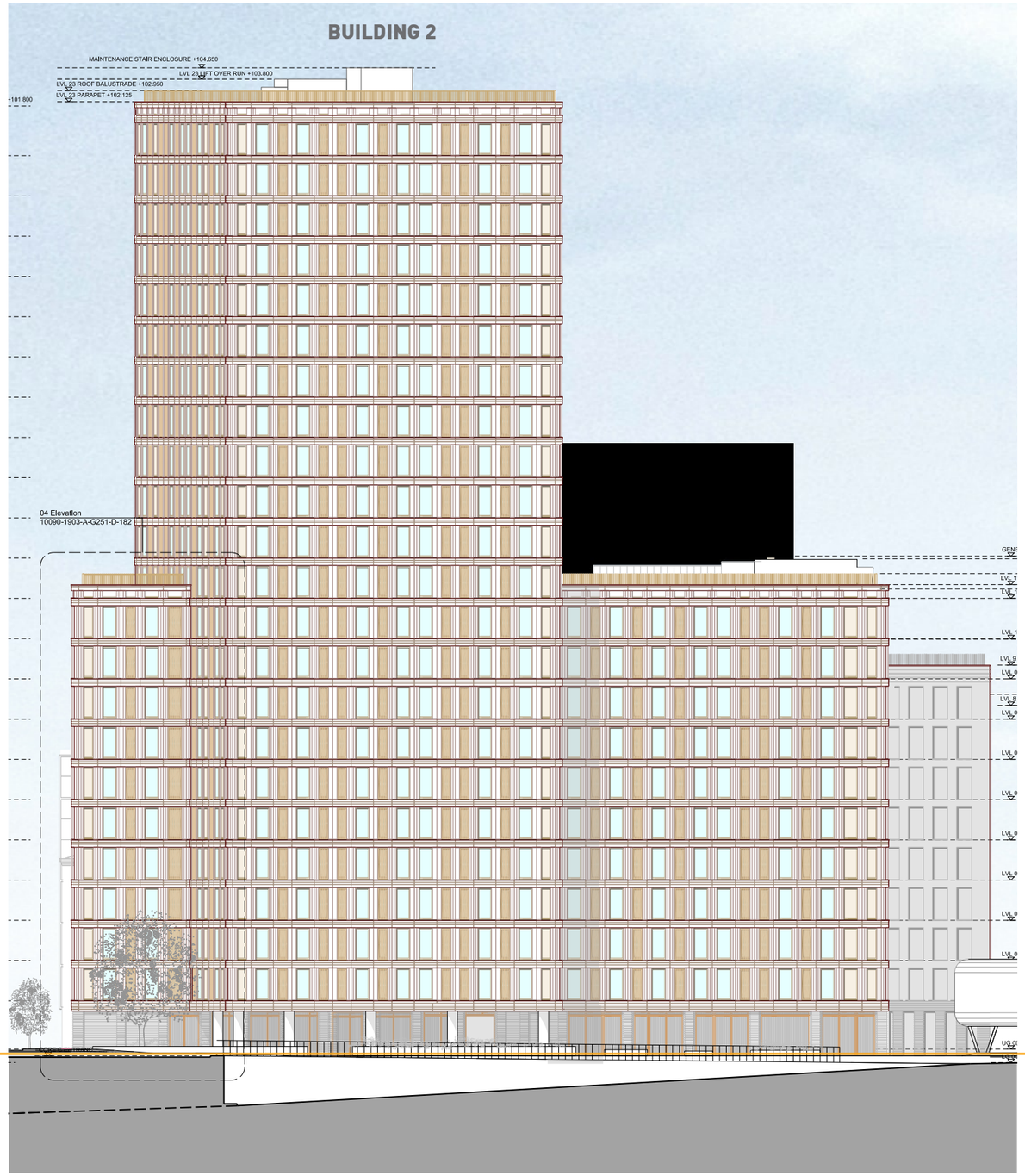
Proposed Amendments

2.4.9 EAST ELEVATION COMPARISON

A comparison of the approved east facing elevations and proposed amendment to these are illustrated below.



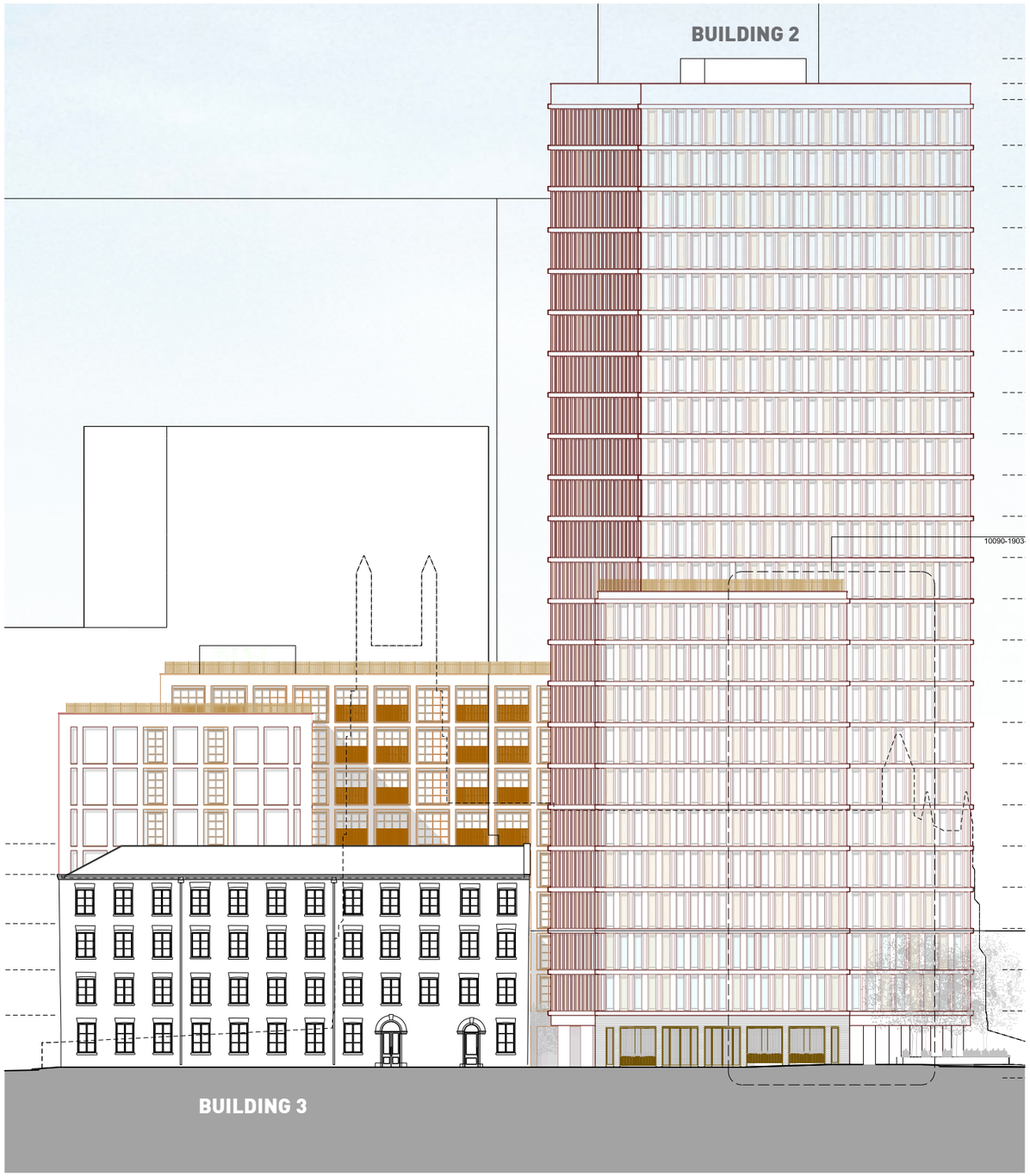
Approved Scheme



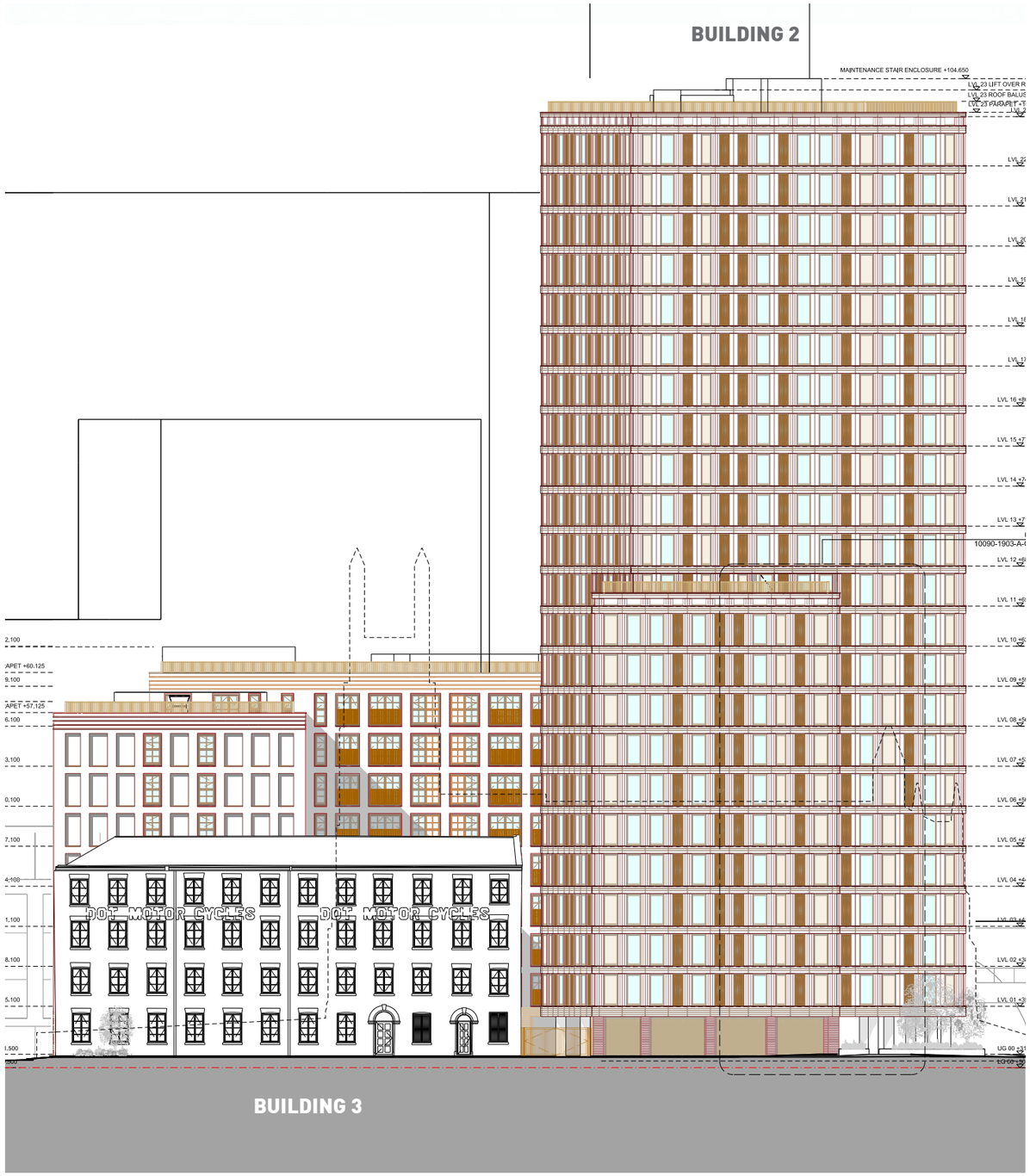
Proposed Amendments

2.4.10 SOUTH ELEVATION COMPARISON

A comparison of the approved south facing elevations and proposed amendment to these are illustrated below.



Approved Scheme



Proposed Amendments



Approved Scheme

Proposed Amendments

2.5 Landscape Amendments

2.5.1 OVERVIEW

Since the original April 2019 planning permission (amended by the August 2022 planning permission) the landscaping proposals have been reassessed in response to the updated Building Regulations and the requirements of the functional brief.

2.5.2 GROUND LEVEL

Approved Scheme

The approved scheme comprised new hard and soft landscaping and street furniture to the public realm bounding the perimeter of the site.

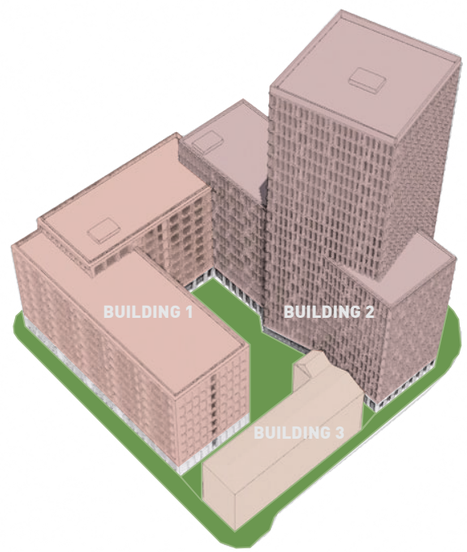
The proposals on Worsley Street enhanced the existing shared surface and responded to the siting of one of the commercial units within Building 1.

A combination of tree planting, scrub planting and raised planters on the corner of Arundel Street and Ellesmere Street, and along the Mancunian Way frontage aim to soften and green the streetscape.

The building elevation along Mancunian Way will be enhanced through integrated climbing greening within the lower portion of the building facade

At the centre of the development, the ground floor courtyard provides a sense of arrival, comprising trees and ground cover within a textured paved floorscape. The courtyard provides a setting for communal facilities such as car parking and visitor cycle parking.

The courtyard provides level access without the use of steps, allowing the communal areas to be accessible for all.





Proposed Amendments

The proposed amendments retain the design intent for the landscaping of the approved scheme.

The hard landscaping and planters to Worsley Street have been adjusted to suit extended fire appliance route to the fire fighting cores within.

Minor adjustments have been made to the planting and planters on the corner of Arundel Street and Ellesmere Street, and along the Mancunian Way frontage but maintain the intent to soften and green the streetscape

In response to the fire safety regulations on facades, the intergrated planting to the building elevation along Mancunian Way has been replaced with enhanced provision of raised planters at ground level.

Within the central courtyard, the landscaping has been adjusted to suit the revised car parking provision and access and maintenance zones for equipment replacement from plant rooms fronting the courtyards. The approved scheme comprised two trees within the courtyard. Due to the siting of a below-ground attenuation tank, one tree has been omitted as there is insufficient roof clearance over the tank.

The proposals maintain level access without the use of steps, allowing the communal areas to be accessible for all.

Proposed Amendments



Approved Scheme

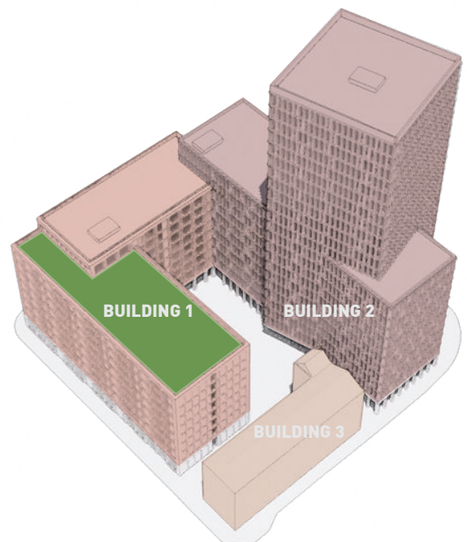
2.5.3 LEVEL 8

Approved Scheme

The approved scheme comprised a series of communal roof gardens as an amenity to the residents with far reaching views over the city.

Each garden provides a rich and varied social setting, comprising larger spaces for gatherings and more intimate sheltered spaces. Each roof garden maintains level access without the use of steps, allowing the communal areas to be accessible for all.

The Level 8 garden focuses on providing spaces for residents to eat and drink together supported by planting themed upon a kitchen garden.





Proposed Amendments

The proposed scheme has been adjusted in response to updated Building Regulations, maintenance and access strategy, structural capacity and deliverability.

Fire safety regulations limit the occupancy of each roof garden to 60 persons in terms of means of escape. The adjustment to the extent of the roof gardens at each level provides a passive mitigation to occupancy, supported by appropriate building management procedures.

Each roof garden maintains level access without the use of steps, allowing the communal areas to be accessible for all.

At Level 8, the accessible roof garden maintains the design intent for providing a variety of spaces for residents to gather together, or enjoy on their own. The accessible terrace areas provide a variety of seating opportunities set amongst verdant raised planting beds benefiting both residents and improving biodiversity. The raised planters provide separation and 'nook' spaces for residents to enjoy, socialise and interact. Beyond the secure perimeter of the garden, the remainder of the roof comprises areas of sedum roof which maintain the intended greening of the roofs, with areas of paving for access and maintenance of roof mounted equipment and the facades below.

Proposed Amendments

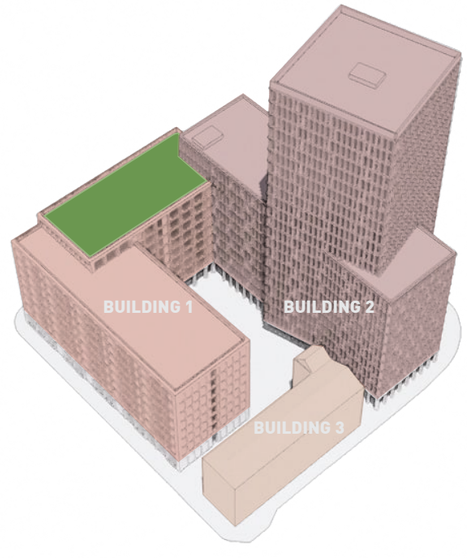


Approved Scheme

2.5.4 LEVEL 9

Approved Scheme

The Level 9 garden focuses on providing spaces which promote gathering and social interaction between the residents such as fitness classes, screenings and smaller socialising.





Proposed Amendments

At Level 9, the accessible roof garden is configured to a similar arrangement as Level 8, and maintains the design intent for providing a variety of spaces for residents to gather together, or enjoy on their own.

The accessible terrace area provides a variety of seating opportunities set amongst verdant raised planting beds benefiting both residents and improving biodiversity. The raised planters provide separation and 'nook' spaces for residents to enjoy, socialise and interact. Subtle ramping brings users up through a route of planting to the terrace level which is set at a slightly raised level to the internal floor levels.

Proposed Amendments

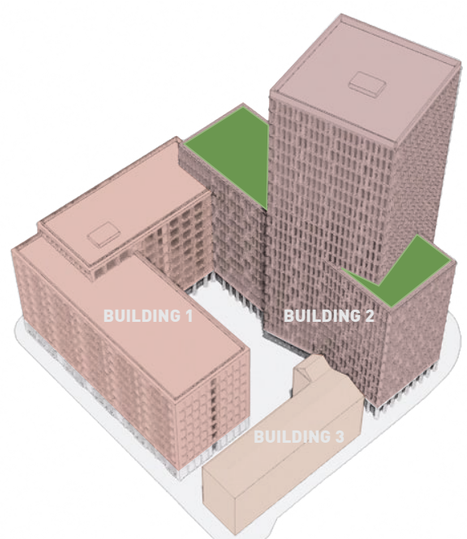


Approved Scheme

2.5.5 LEVEL 11

Approved Scheme

The Level 11 garden focuses on providing to provide a quiet and intimate small space where residents can relax and unwind within a green and naturalistic setting.



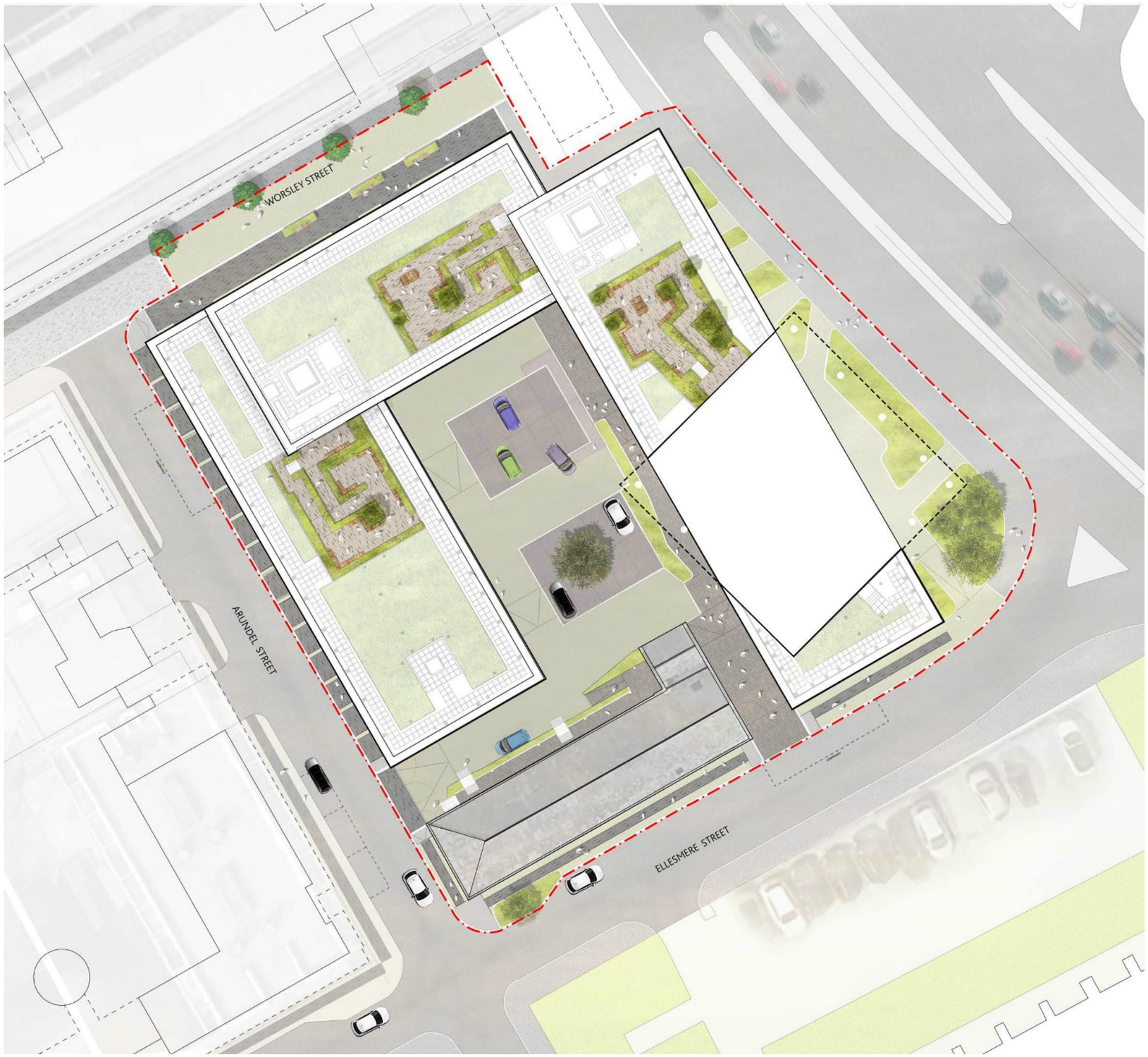


Proposed Amendments

The roof scape at Level 11 is configured in a similar arrangement as Levels 8 and 9 with an accessible garden space located on the larger area of roof to the north of the Building 2 tower, surrounded by a combination of sedum roofing and maintenance routes beyond a secure line.

The smaller roof scape to the south of the tower is not proposed to be accessible to residents but will comprise sedum roofing as a visual amenity.

Proposed Amendments



Proposed Amendments - Overview Image

3.0 Appendix

	DRAWING NUMBER						DRAWING TITLE		SCALE		STATUS	REV
G100 - Site	10090	1903	A	G100	XP	010	Existing Location Plan		1:1250	@ A1	Planning	P1
	10090	1903	A	G100	XP	100	Existing Site Plan		1:500	@ A1	Planning	P1
	10090	1903	A	G100	P	100	Proposed Site Plan		1:500	@ A1	Planning	P1
	10090	1903	A	G100	P	100	Proposed Site Plan		1:500	@ A1	Planning	P2
G200 - Drawings	10090	1903	A	G200	XP	100	Existing Floor Plan	- Level 00 Ground Floor	1:200	@ A1	Planning	P1
	10090	1903	A	G200	XP	120	Existing Floor Plan	- Roof	1:200	@ A1	Planning	P1
	10090	1903	A	G200	XP	150	Existing Floor Plans	- Building 3 - Ground Floor, Level 1	1:100	@ A1	Planning	P1
	10090	1903	A	G200	XP	151	Existing Floor Plans	- Building 3 - Level 2, 3	1:100	@ A1	Planning	P1
	10090	1903	A	G200	XE	101	Existing East Elevation	- General Arrangement	1:200	@ A1	Planning	P1
	10090	1903	A	G200	XE	102	Existing West Elevation	- General Arrangement	1:200	@ A1	Planning	P1
	10090	1903	A	G200	XE	103	Existing North Elevation	- General Arrangement	1:200	@ A1	Planning	P1
	10090	1903	A	G200	XE	104	Existing South Elevation	- General Arrangement	1:200	@ A1	Planning	P1
	10090	1903	A	G200	XS	101	Existing Section 1-1	- General Arrangement	1:200	@ A1	Planning	P1
	10090	1903	A	G200	XS	111	Existing Section A-A	- General Arrangement	1:200	@ A1	Planning	P1
	10090	1903	A	G200	P	100	Proposed Floor Plan	- Level 00 Ground Floor	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	101	Proposed Floor Plan	- Level 01	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	102	Proposed Floor Plan	- Level 02	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	103	Proposed Floor Plan	- Level 03	1:200	@ A1	Planning	P2
	10090	1903	A	G200	P	104	Proposed Floor Plan	- Level 04	1:200	@ A1	Planning	P3
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	10090	1903	A	G200	P	108	Proposed Floor Plan	- Level 08	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	109	Proposed Floor Plan	- Level 09	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	110	Proposed Floor Plan	- Level 10	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	111	Proposed Floor Plan	- Level 11	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	112	Proposed Floor Plan	- Level 12 to 14	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	113	Proposed Floor Plan	- Level 15 to 19	1:200	@ A1	Planning	P3
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	10090	1903	A	G200	P	122	Proposed Floor Plan	- Level 22	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	140	Proposed Floor Plan	- Roof Level	1:200	@ A1	Planning	P3
	10090	1903	A	G200	P	161	Proposed Floor Plan	- Typical Apartments Building 1 Core A	1:50	@ A1	Planning	P3
	10090	1903	A	G200	P	162	Proposed Floor Plan	- Typical Apartments Building 1 & 2 Core B	1:50	@ A1	Planning	P3
	10090	1903	A	G200	P	163	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	@ A1	Planning	P3
	10090	1903	A	G200	P	164	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	@ A1	Planning	P3
	10090	1903	A	G200	P	165	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	@ A1	Planning	P3
	10090	1903	A	G200	P	166	Proposed Floor Plan	- Typical Apartments Building 3	1:50	@ A1	Planning	P2
	10090	1903	A	G200	P	167	Proposed Floor Plan	- Typical Apartments Building 3	1:50	@ A1	Planning	P1
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	10090	1903	A	G200	E	103	Proposed North Elevation		1:200	@ A0	Planning	P3
	10090	1903	A	G200	E	104	Proposed South Elevation		1:200	@ A0	Planning	P3
	10090	1903	A	G200	E	150	Existing Elevations	- Building 3	1:100	@ A1	Planning	P2
	10090	1903	A	G200	E	151	Proposed Elevations	- Building 3	1:100	@ A1	Planning	P3
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	10090	1903	A	G200	S	102	Proposed Section 2-2		1:200	@ A0	Planning	P3
	10090	1903	A	G200	S	103	Proposed Section 3-3		1:200	@ A0	Planning	P3
	10090	1903	A	G200	S	104	Proposed Section 4-4		1:200	@ A0	Planning	P3
	10090	1903	A	G200	S	111	Proposed Section A-A		1:200	@ A0	Planning	P3
	10090	1903	A	G200	S	112	Proposed Section B-B		1:200	@ A0	Planning	P3
G251 - External Walls	10090	1903	A	G251	D	181	Proposed North Elevation	- Building 1 Façade Study	1:50	@ A1	Planning	P3
	10090	1903	A	G251	D	182	Proposed East Elevation	- Building 2 Façade Study	1:50	@ A1	Planning	P3
	10090	1903	A	G251	D	183	Proposed South Elevation	- Building 2 Façade Study	1:50	@ A1	Planning	P3
JC20 - Demolition	10090	1903	A	JC20	P	100	Proposed Demolition Floor Plan	- Level 00 Ground Floor	1:200	@ A1	Planning	P1
	10090	1903	A	JC20	P	120	Proposed Demolition Floor Plan	- Roof	1:200	@ A1	Planning	P1
	10090	1903	A	JC20	P	150	Proposed Demolition Floor Plans	- Building 3 - Ground Floor, Level 1	1:100	@ A1	Planning	P2
	10090	1903	A	JC20	P	151	Proposed Demolition Floor Plans	- Building 3 - Level 02, 03	1:100	@ A1	Planning	P2
	10090	1903	A	JC20	E	150	Proposed Demolition Elevations	- Building 3	1:100	@ A1	Planning	P2

3.1 Appendix A

This Design and Access Statement Addendum should be read in conjunction with all other associated planning documentation.

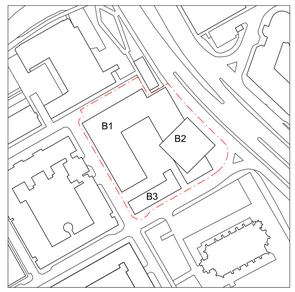
The amended Planning Drawings are appended at the back of this document as per the adjacent drawing list.

- Unchanged drawings are in grey and are not included in the submission
- Amended drawings are in black
- New drawings are in orange

Note:

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North:



5 0 5 10 20 30m

Rev	Date	Description
P02	Aug 2024	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Site Plan
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	1:500 - A1	03/04/2019

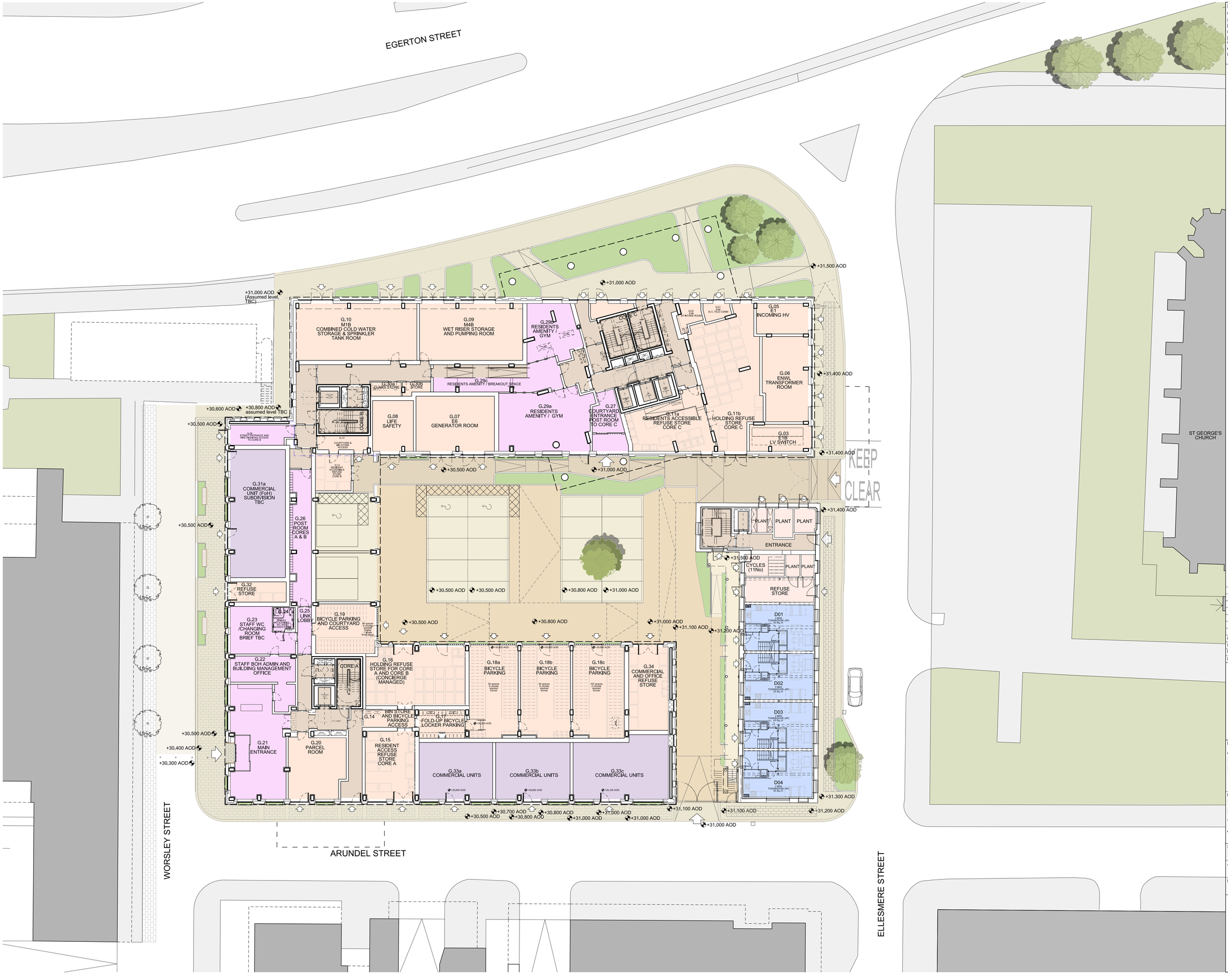
Drawing No	Revision
10090-1903-A-G100-P-100	P2

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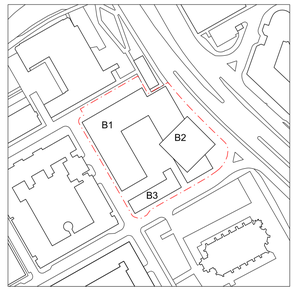
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 00 Ground Floor
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	03/04/2019

Drawing No	Revision
10090-1903-A-G200-P-100	P3

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EGERTON STREET

WORSLEY STREET

ARUNDEL STREET

ELLESMERE STREET

ST GEORGE'S CHURCH

KEEP CLEAR

CORE A

CORE B

CORE C

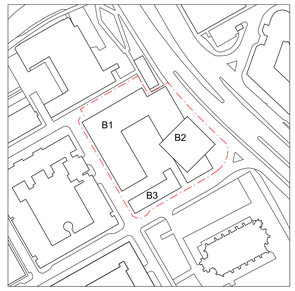
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32 2 BED

D01 3 BED TOWNHOUSE (4P)
D02 3 BED TOWNHOUSE (4P)
D03 3 BED TOWNHOUSE (4P)
D04 3 BED TOWNHOUSE (4P)
D05 3 BED (4P)

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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 01
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	03/04/2019

Drawing No	Revision
10090-1903-A-G200-P-101	P3

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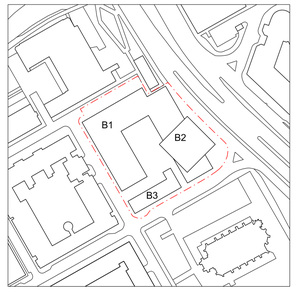
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McAlpine Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 02
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	03/04/2019

Drawing No	Revision
10090-1903-A-G200-P-102	P3

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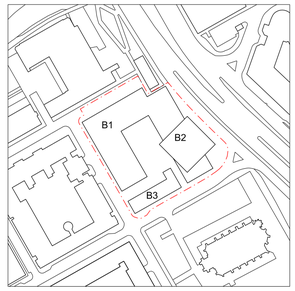
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P2	Aug 2024	Planning Update
P1	April 2022	Planning Update

LOGIK DEVELOPMENTS

Sir Robert McAlpine Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 03
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-103	P2

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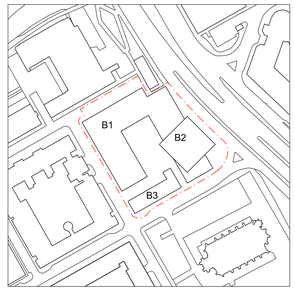
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McAlpine Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 04
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-104	P3

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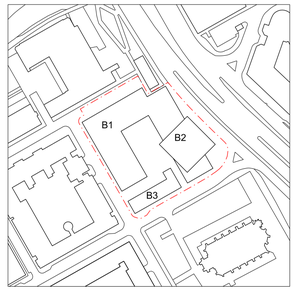
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McAlpine Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 05 to 07
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-105	P3

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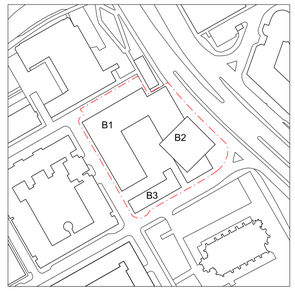
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 08
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-108	P3

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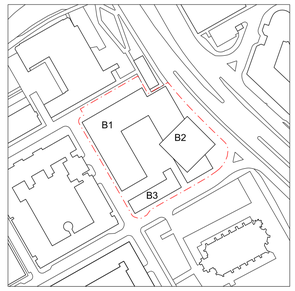
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 09
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-109	P3

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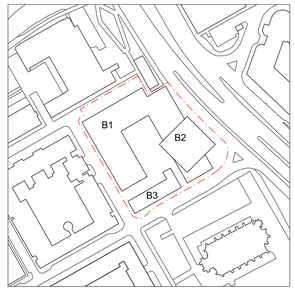
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 10
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

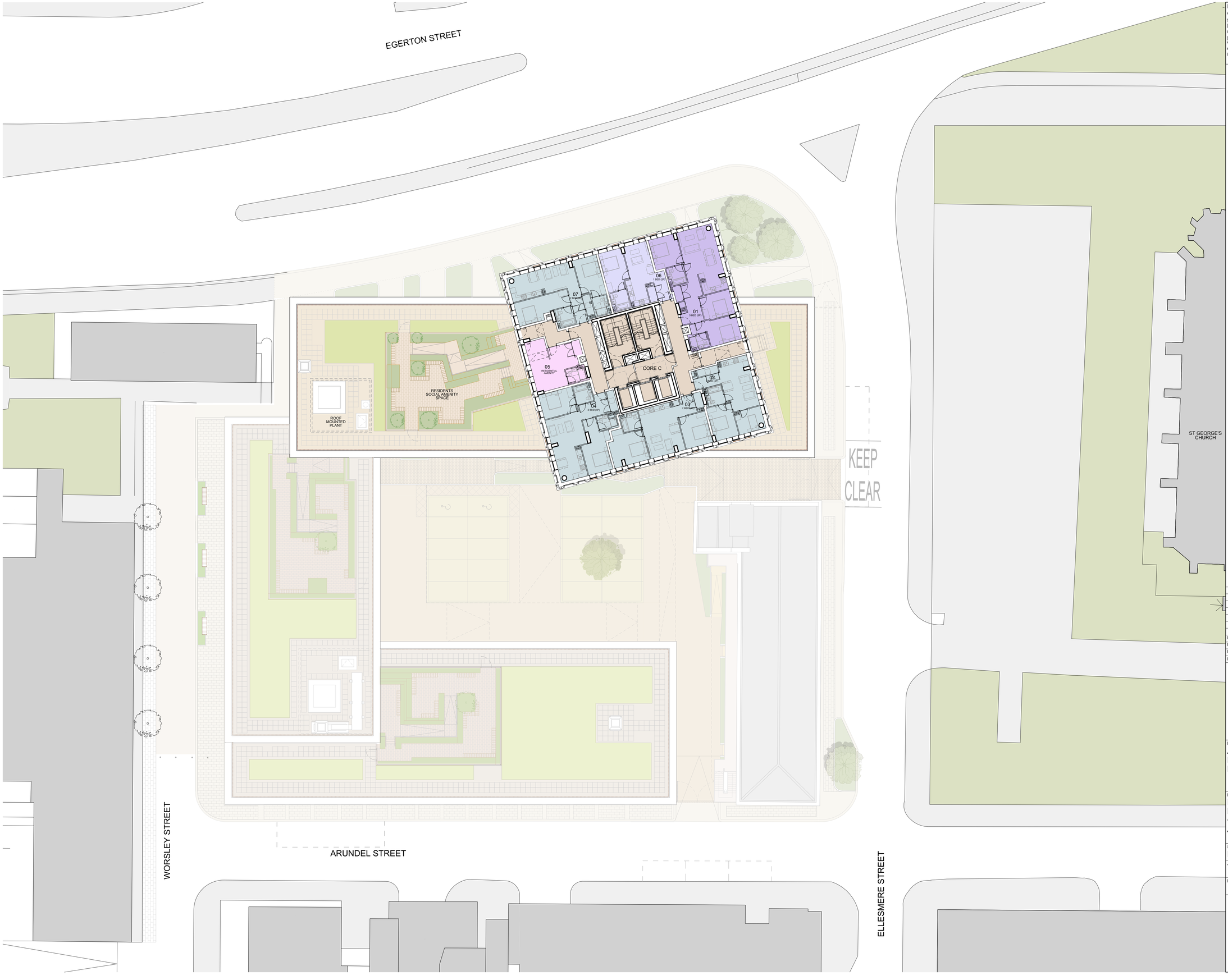
Drawing No	Revision
10090-1903-A-G200-P-110	P3

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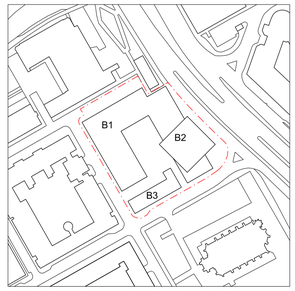
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 11
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No: 10090-1903-A-G200-P-111
Revision: P3

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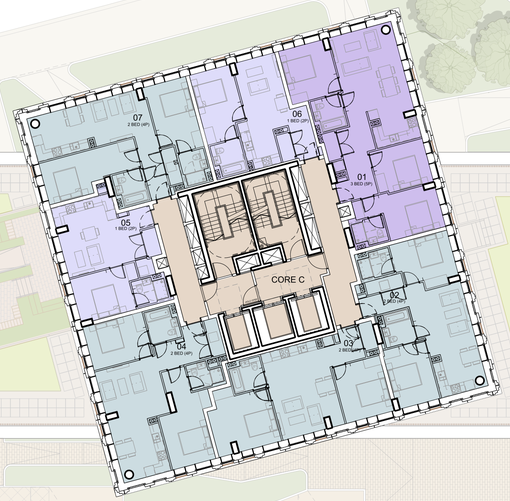
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ARUNDEL STREET

ELLESMERE STREET

ST GEORGE'S CHURCH

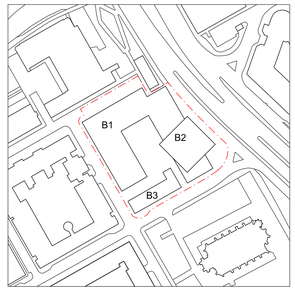
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 12 to 14
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-112	P3

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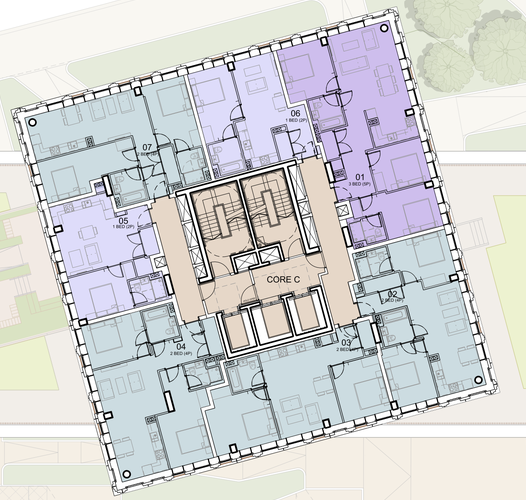
WORSLEY STREET

ARUNDEL STREET

ELLESMERE STREET

ST GEORGE'S CHURCH

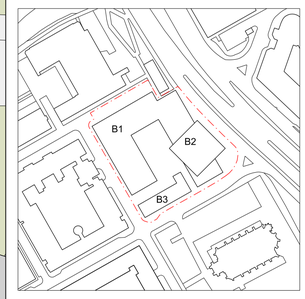
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 15 to 19
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

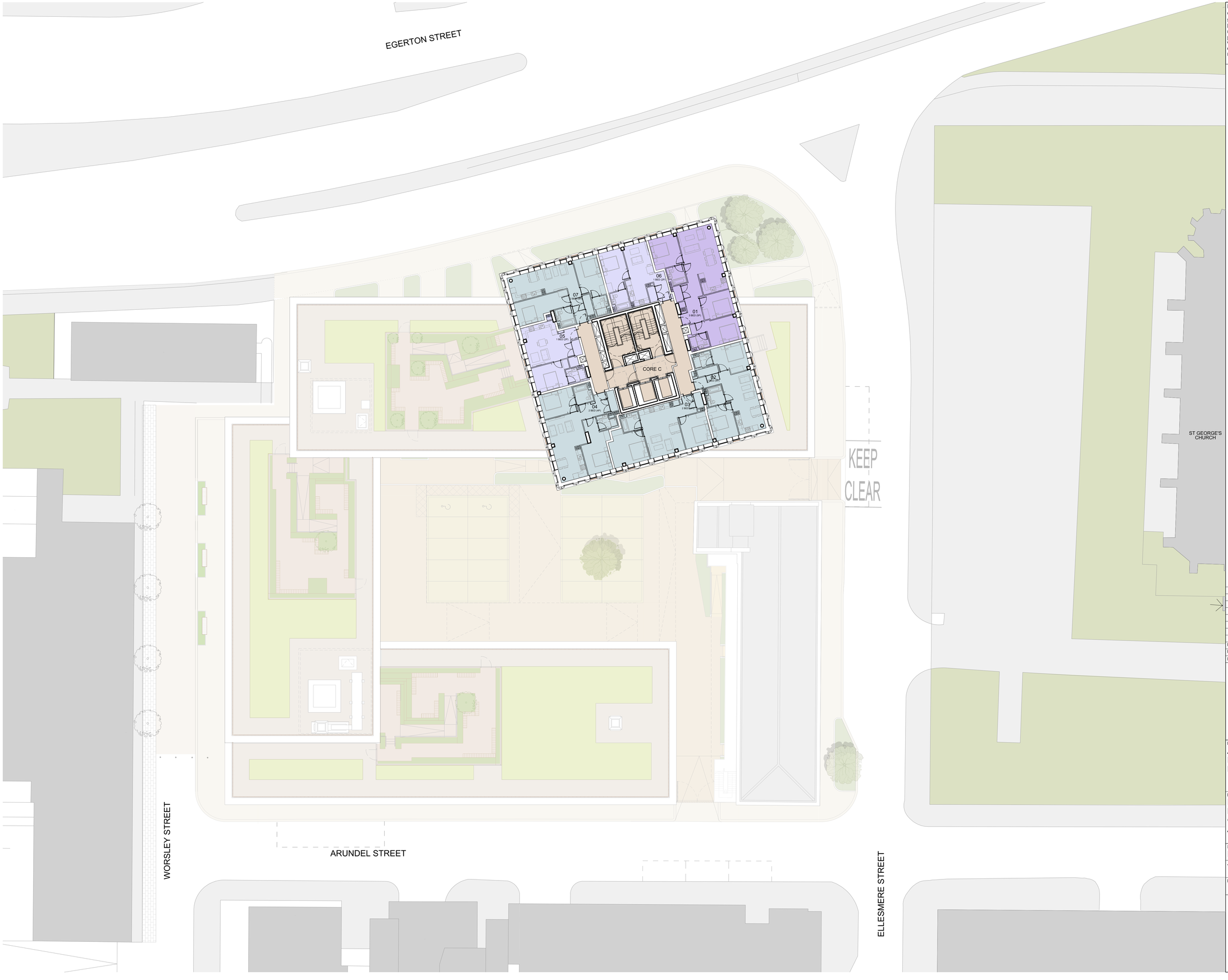
Drawing No	Revision
10090-1903-A-G200-P-113	P3

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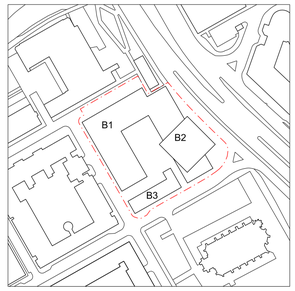
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P2	Aug 2024	Planning Update
P1	April 2022	Planning Update

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 20
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-120	P2

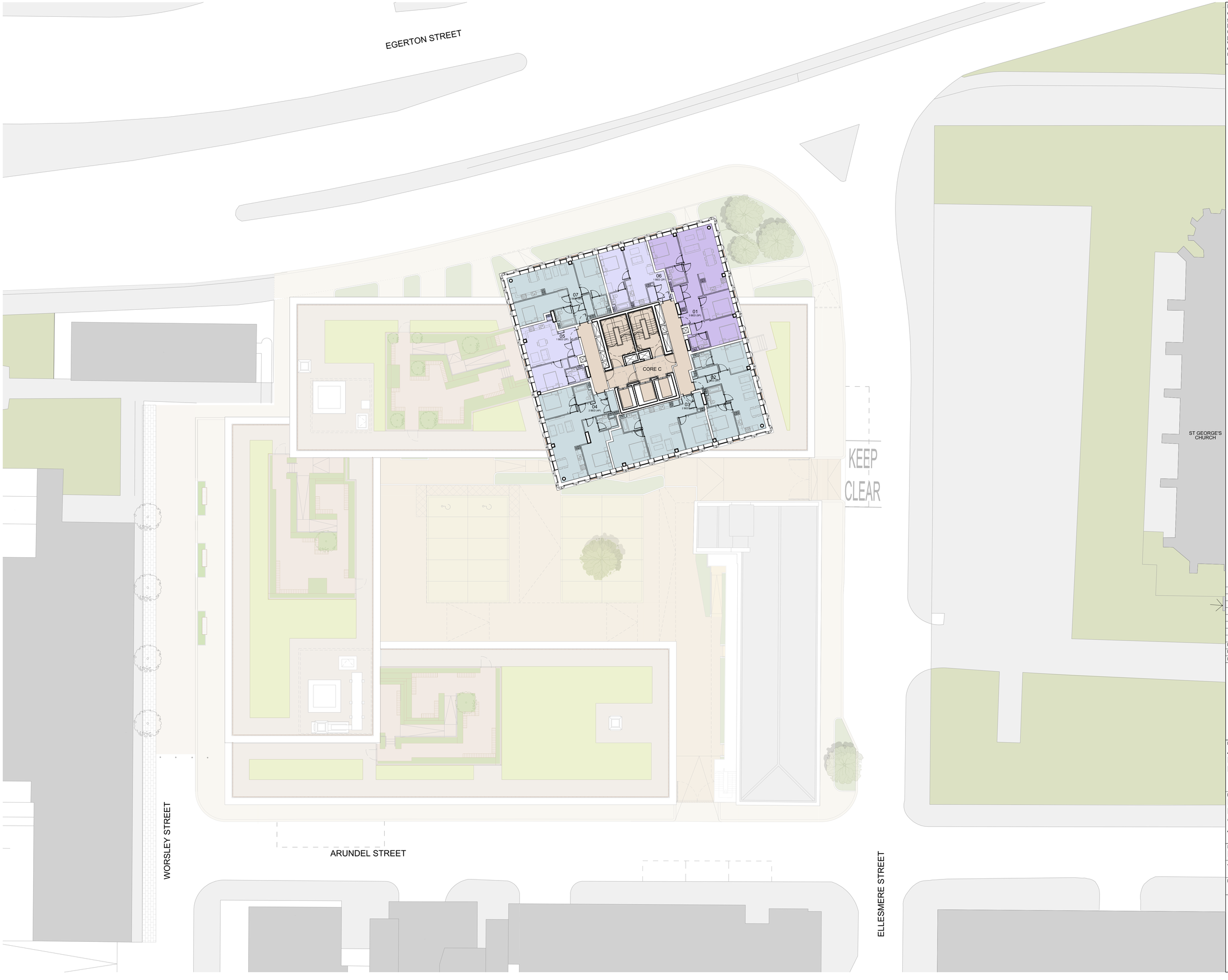
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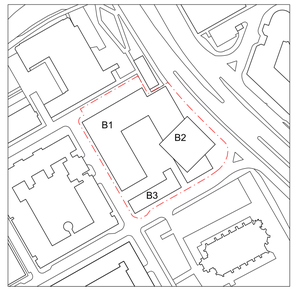
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P2	Aug 2024	Planning Update
P1	April 2022	Planning Update

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 21
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-121	P2

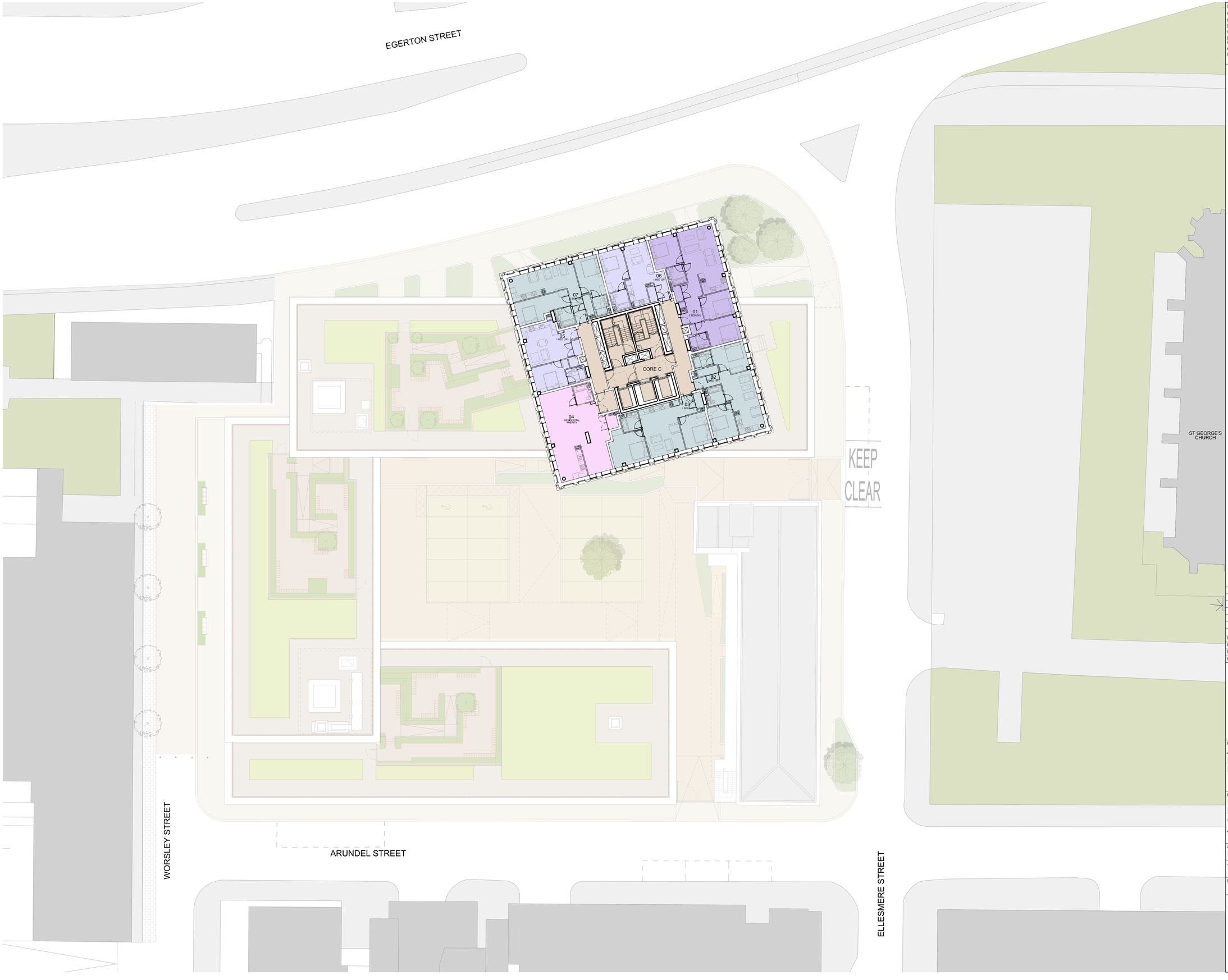
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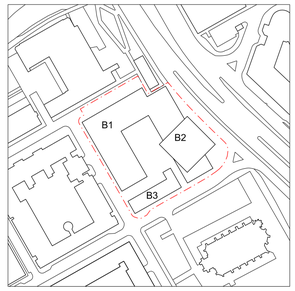
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Level 22
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-122	P3

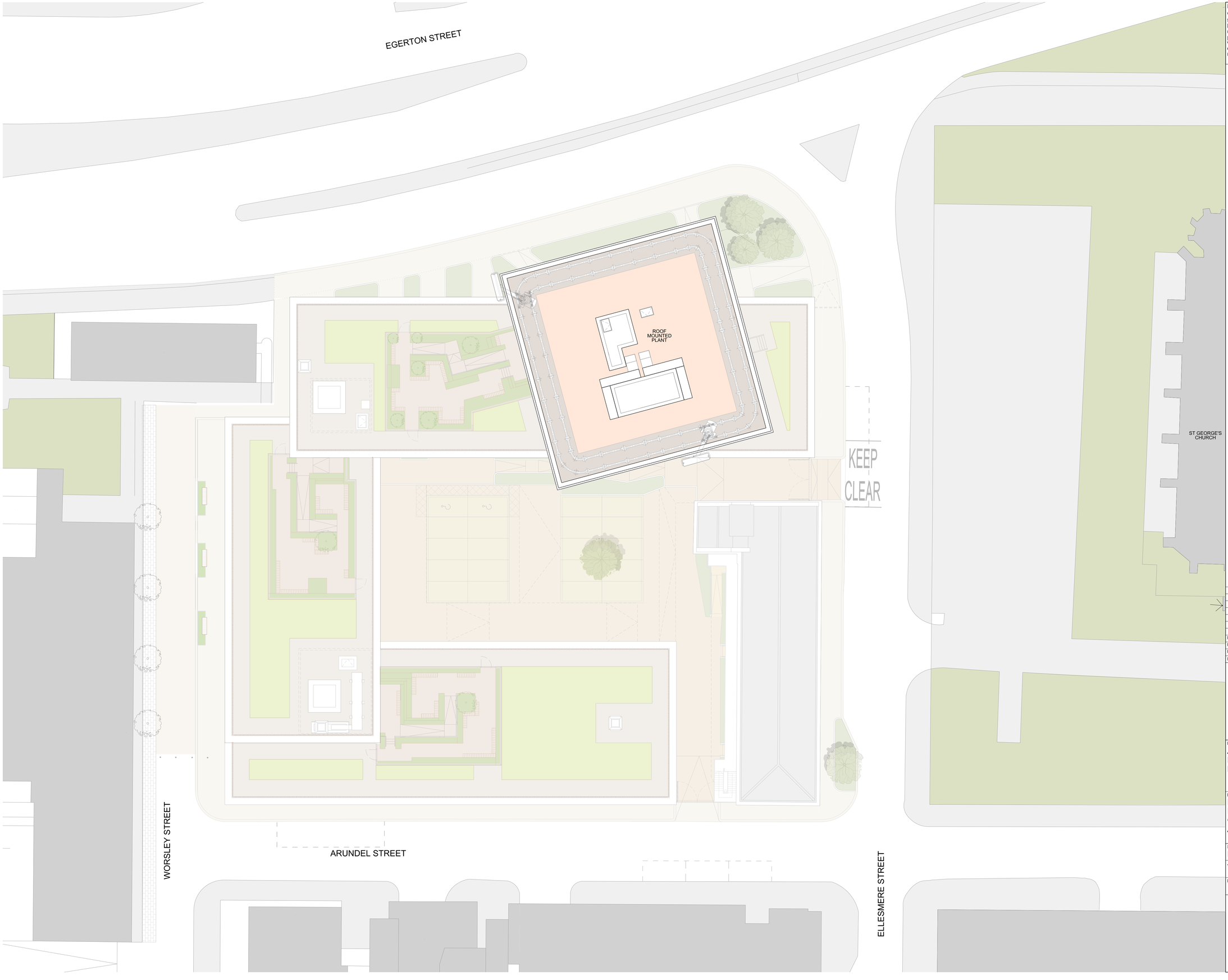
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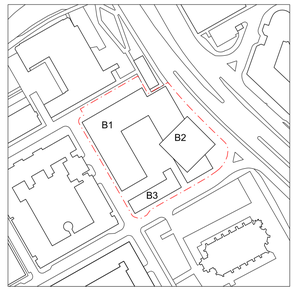
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North:



FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Roof Level
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:200	April 2022

Drawing No	Revision
10090-1903-A-G200-P-140	P3

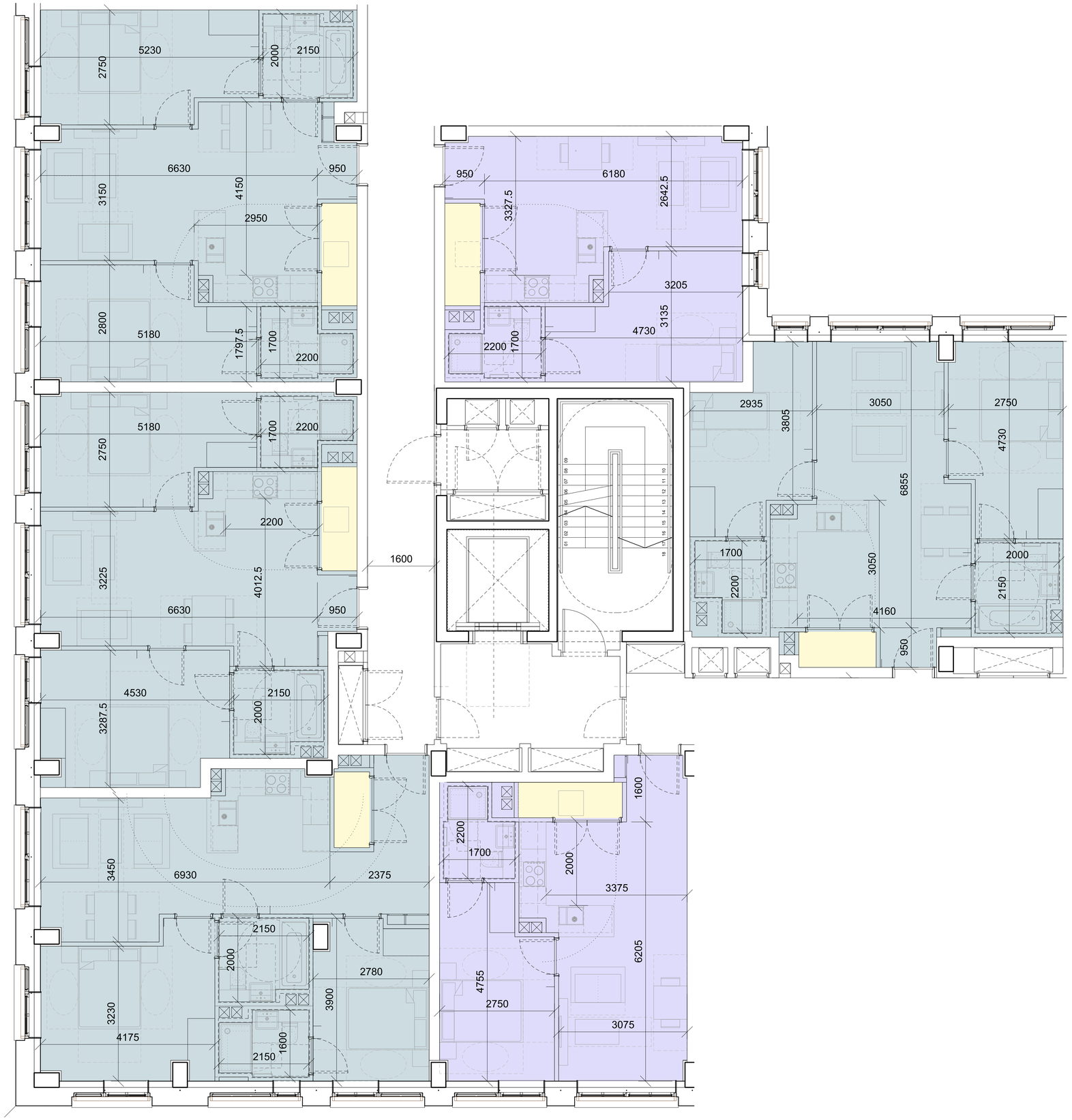
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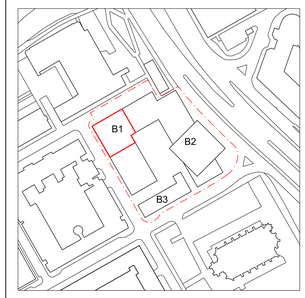
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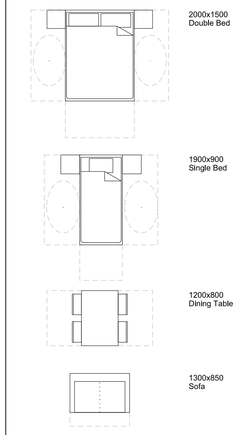
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North:



KEY

- 1 Bed
- 2 Bed
- Service Cupboard



Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Typical Apartments Building 1 Core A
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:50	03/04/2019

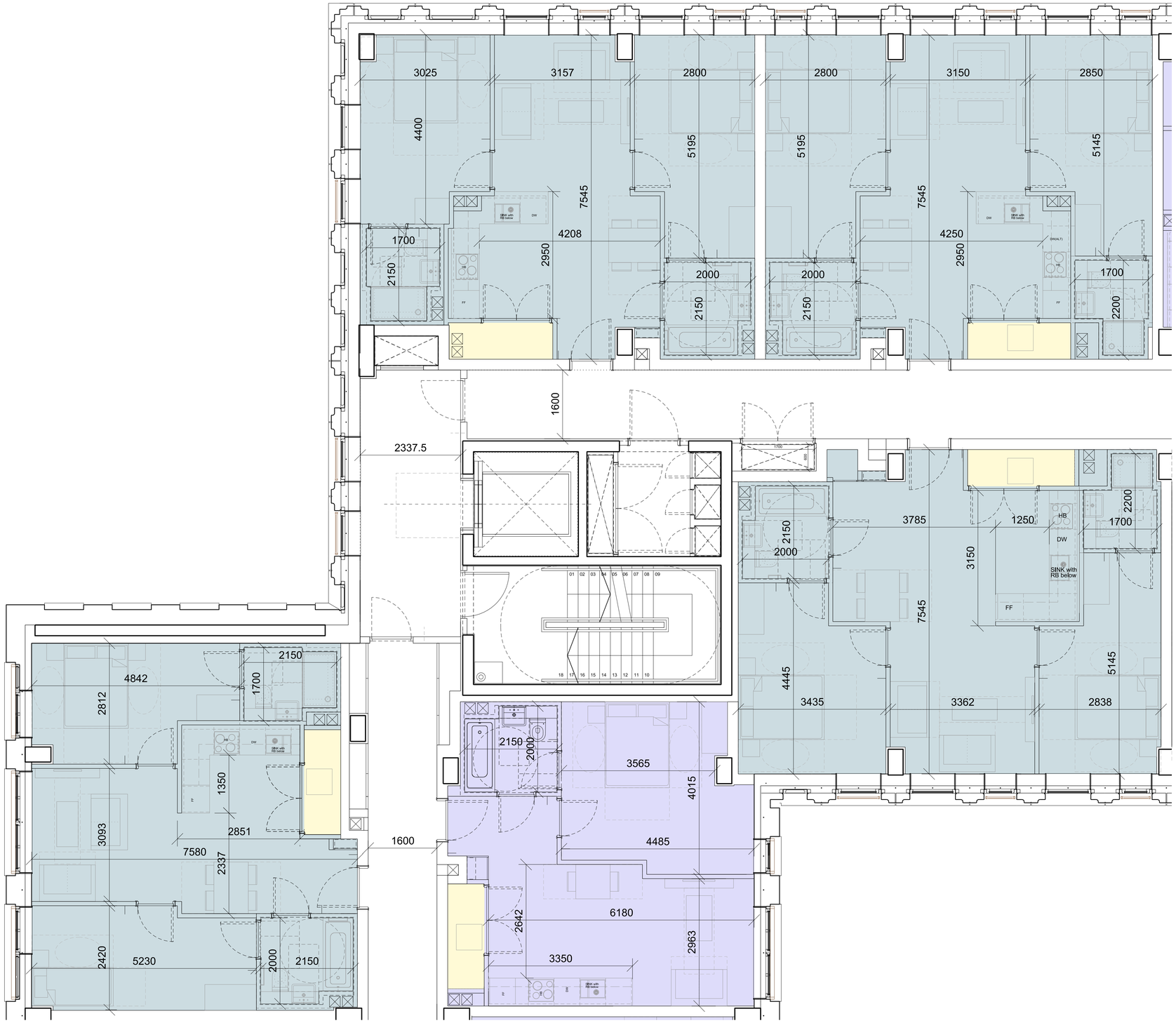
Drawing No	Revision
10090-1903-A-G200-P-161	P3

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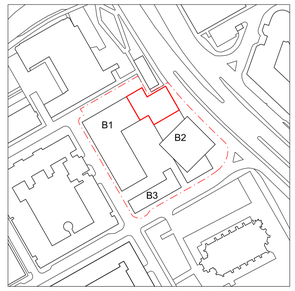
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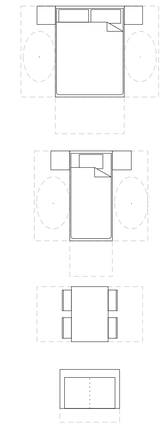
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North:



KEY

- 1 Bed
- 2 Bed
- Service Cupboard



2000x1500
Double Bed

1900x900
Single Bed

1200x800
Dining Table

1300x850
Sofa

1 0 1 2 3m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Typical Apartments Building 1 & 2 Core B
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:50	03/04/2019

Drawing No: 10090-1903-A-G200-P-162

Revision: P3

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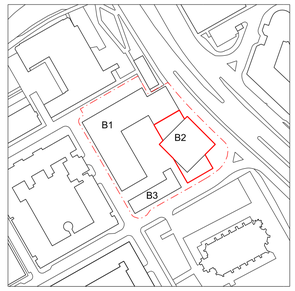
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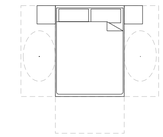
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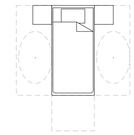


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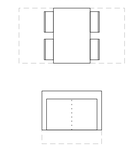
- 1 Bed
- 2 Bed
- 3 Bed
- Service Cupboard



2000x1500
Double Bed



1900x900
Single Bed



1200x800
Dining Table

1300x850
Sofa

1 0 1 2 3m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Typical Apartments Building 2 Core C
Lower Levels- Sheet 01
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:50	03/04/2019

Drawing No	Revision
10090-1903-A-G200-P-163	P3

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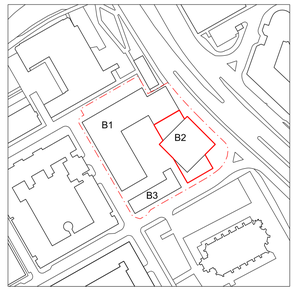
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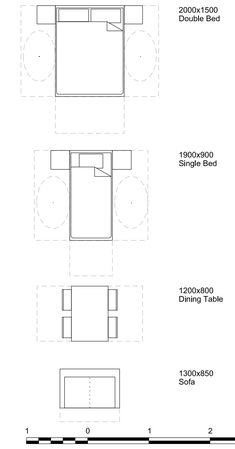
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North:



KEY

- 1 Bed
- 2 Bed
- 3 Bed
- Service Cupboard



Rev.	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Typical Apartments Building 2 Core C
Lower Levels- Sheet 02
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:50	03/04/2019

Drawing No	Revision
10090-1903-A-G200-P-164	P3

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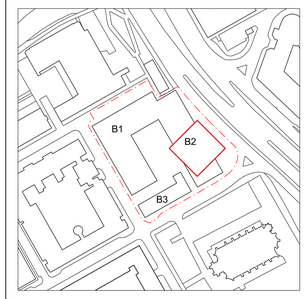
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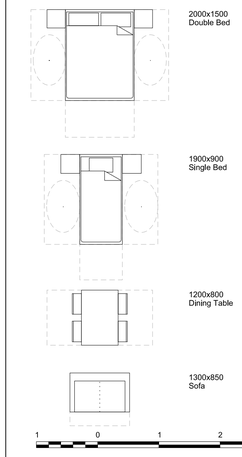
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North:



KEY

- 1 Bed
- 2 Bed
- Service Cupboard



Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Typical Apartments Building 2 Core C
Upper Levels
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:50	03/04/2019

Drawing No	Revision
10090-1903-A-G200-P-165	P3

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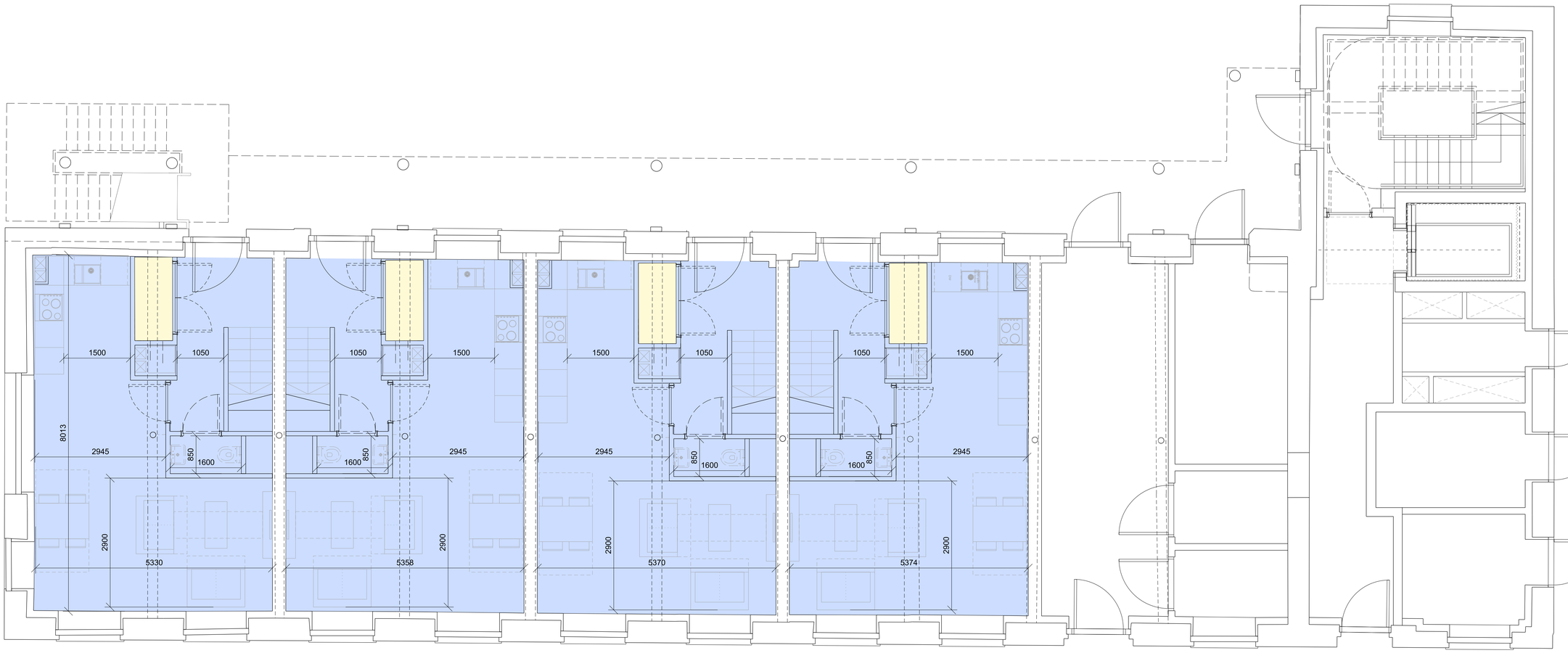
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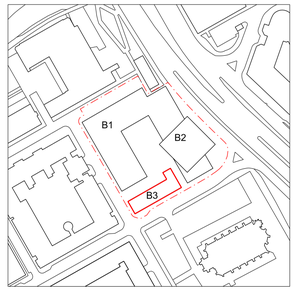


Typical Lower Duplex Level

Note:

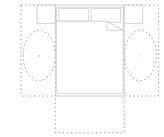
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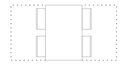


KEY

- 2 Bed
- 2 Bed Duplex
- Service Cupboard



2000x1500
Double Bed



1200x800
Dining Table



1300x850
Sofa

1 0 1 2 3m

Rev	Date	Description
P2	Aug 2024	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title

ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title

Proposed Floor Plan
Typical Apartments Building 3
General Arrangement
April 2019 Planning Application

Status

Planning

Job No	Scale	Date
10090	A1 - 1:50	03/04/2019

Drawing No	Revision
10090-1903-A-G200-P-166	P2

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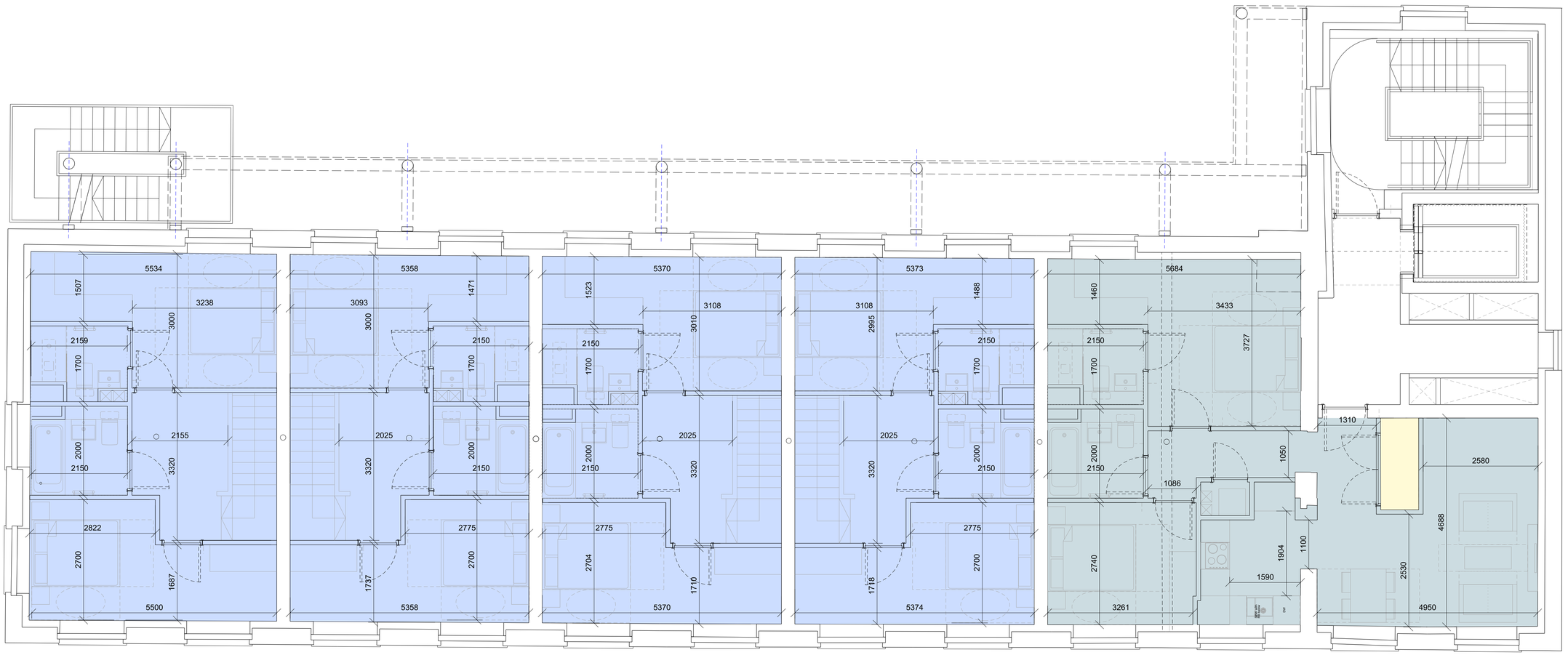
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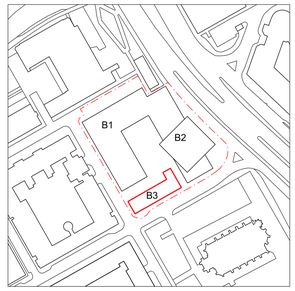
Typical Upper Duplex Level

Typical Two Bed Apartment

Note:

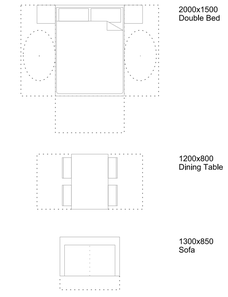
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North:



KEY

- 2 Bed
- 2 Bed Duplex
- Service Cupboard



1 0 1 2 3m

Rev	Date	Description
P1	Aug 2024	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Floor Plan
Typical Apartments Building 3
General Arrangement
August S73 Planning Update

Status
Planning

Job No	Scale	Date
10090	A1 - 1:50	AUG 2024

Drawing No	Revision
10090-1903-A-G200-P-167	P1

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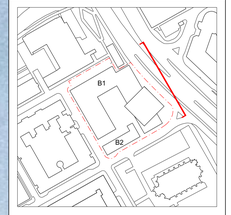
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To be read in conjunction with drawings:
10090-1903-A-G251-D-181
10090-1903-A-G251-D-182
10090-1903-A-G251-D-183

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed East Elevation
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No: 10090-1903-A-G200-E-101 | Revision: P3

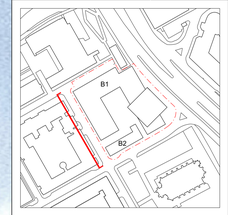
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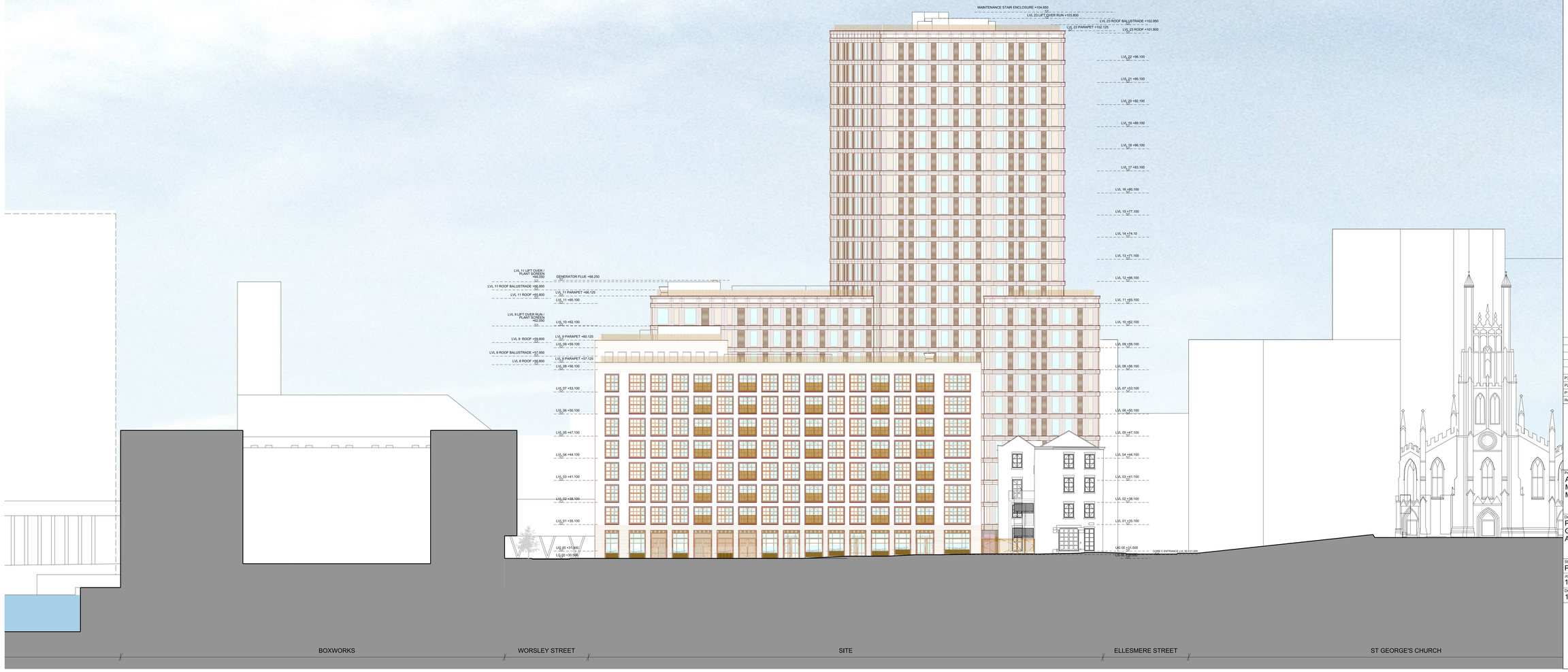
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To be read in conjunction with drawings:
10090-1903-A-G251-D-181
10090-1903-A-G251-D-182
10090-1903-A-G251-D-183



Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed West Elevation
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No: 10090-1903-A-G200-E-102
Revision: P3

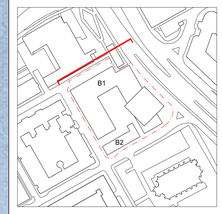
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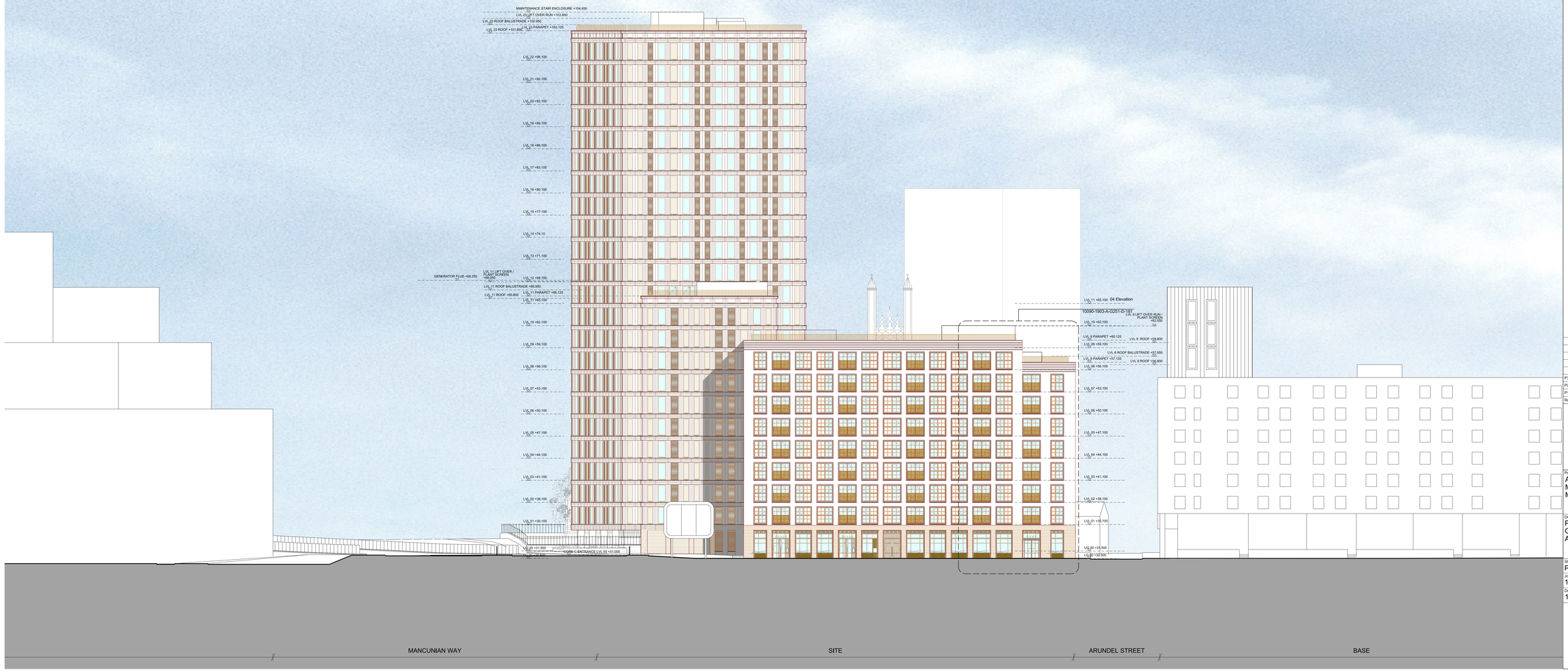
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10090-1903-A-G251-D-181
10090-1903-A-G251-D-182
10090-1903-A-G251-D-183



1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title:
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title:
Proposed North Elevation
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No	Revision
10090-1903-A-G200-E-103	P3

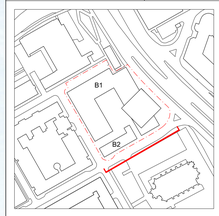
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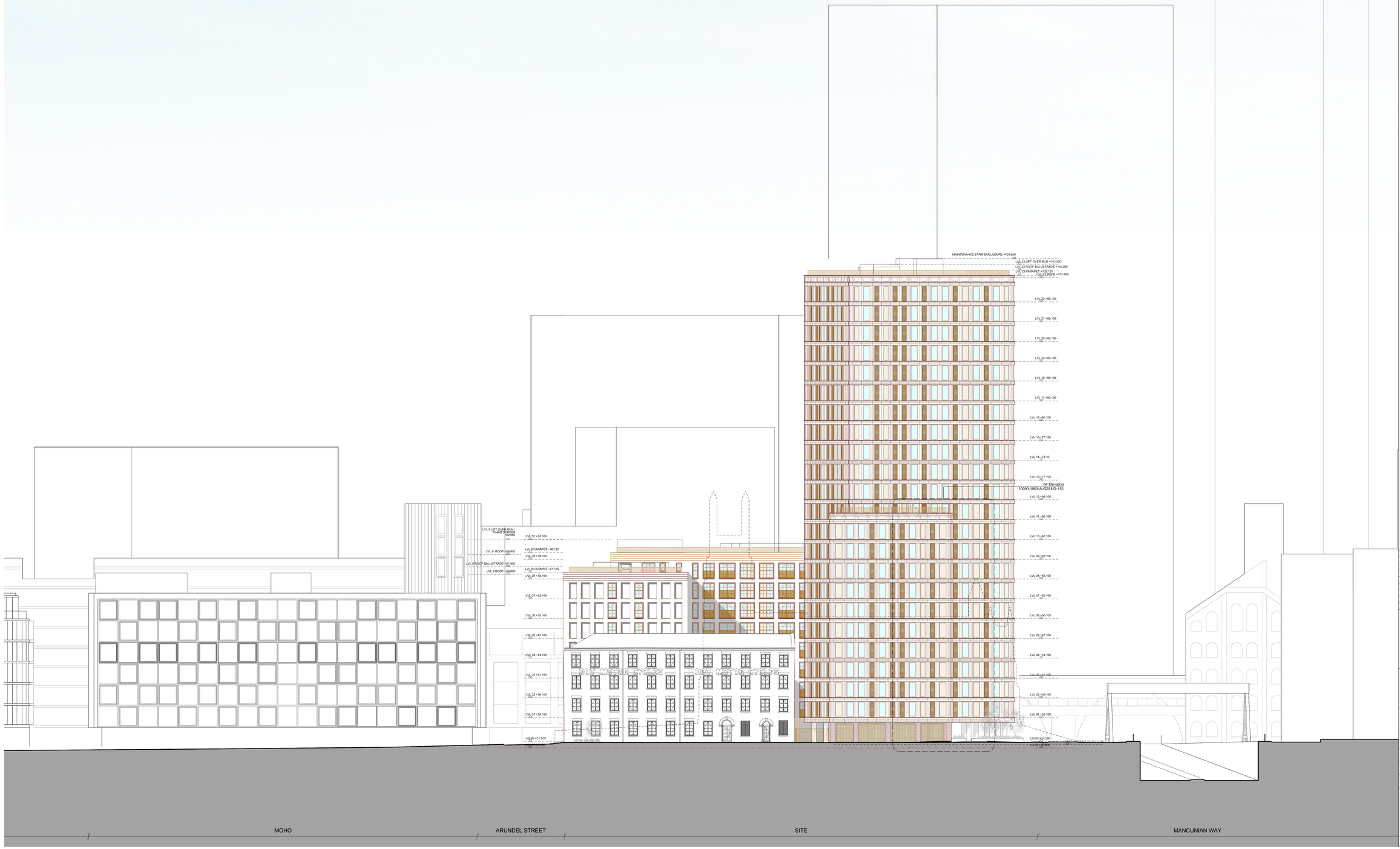
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To be read in conjunction with drawings:
10090-1903-A-G251-D-181
10090-1903-A-G251-D-182
10090-1903-A-G251-D-183



1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed South Elevation
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

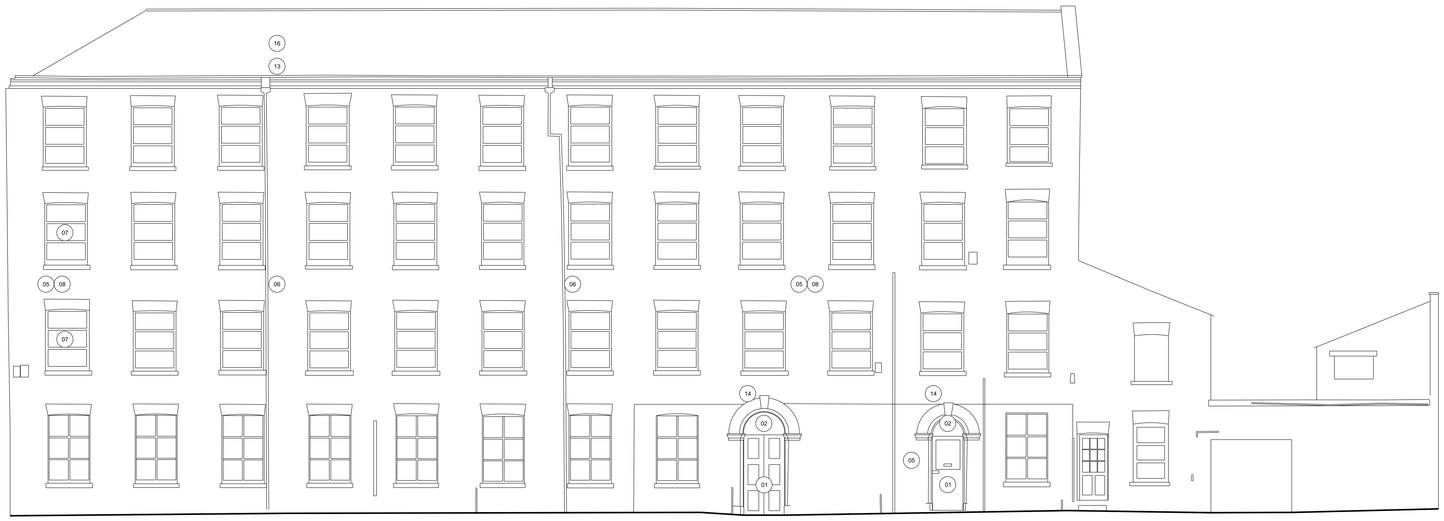
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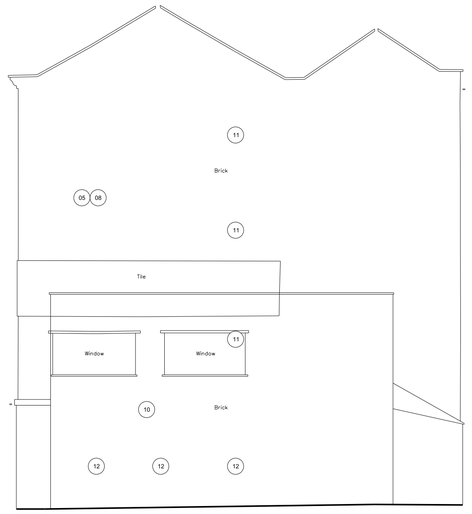
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01 Elevation
South



02 Elevation
East



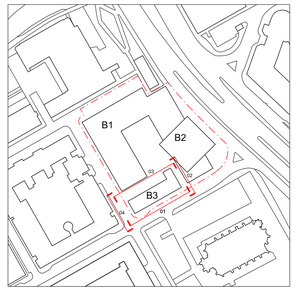
03 Elevation
North



04 Elevation
West

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The renovation and refurbishment will encompass but not be limited to:

- Façade cleaning where required to be undertaken using suitable conservation cleaning
- Repointing to be completed using traditional lime mortar
- Brick replacement to be carried out using traditional soft red bricks bedded in lime mortar
- Window replacement to be designed with sensitivity to the existing historic form of the window layout
- Slate replacement to be carried out on a like for like basis using good quality UK sourced slate laid to match existing
- Brickwork to be made good on a like for like basis to match retained sections following demolition
- Replacement, removal, reinforcement and amendment of internal and external fabric and structure where required to enable the new layouts to be designed with sensitivity to the existing historic form.

BUILDING 3 KEY

01 Existing full height doors to be replaced for new doors
02 Overpanel to head of door to be replaced for new
03 Existing opening to be adjusted to form new doorway
04 Opening to be closed up and restored to match
05 Existing masonry to be cleaned, refurbished, and restored where required Render to be removed and restored
06 Existing metal downpipes to be replaced for new cast iron pipe and hopper
07 Existing windows/doors to be replaced for new and surrounds to be refurbished where necessary
08 Redundant facade mounted services and signage to be removed
09 External metal stairway to be removed
10 Existing facade to be made good following demolition of adjoining structures
11 New opening formed in facade and new double glazing windows to be installed
12 New opening formed in facade and new door to be installed
13 Existing cornice perimeter of building to be repaired/rebuilt with matching brick
14 Repair existing springing stones cills to all openings
15 Head of opening adjusted to accommodate new ventilation grille
16 New insulated buildup to roof. Parapets and roof tiles to be rebuilt
17 Existing opening to be adjusted with new cill/window to match others

Rev	Date	Description
P2	Aug 2024	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Existing Elevations
Building 3
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:100	03/04/2019

Drawing No	Revision
10090-1903-A-G200-E-150	P2

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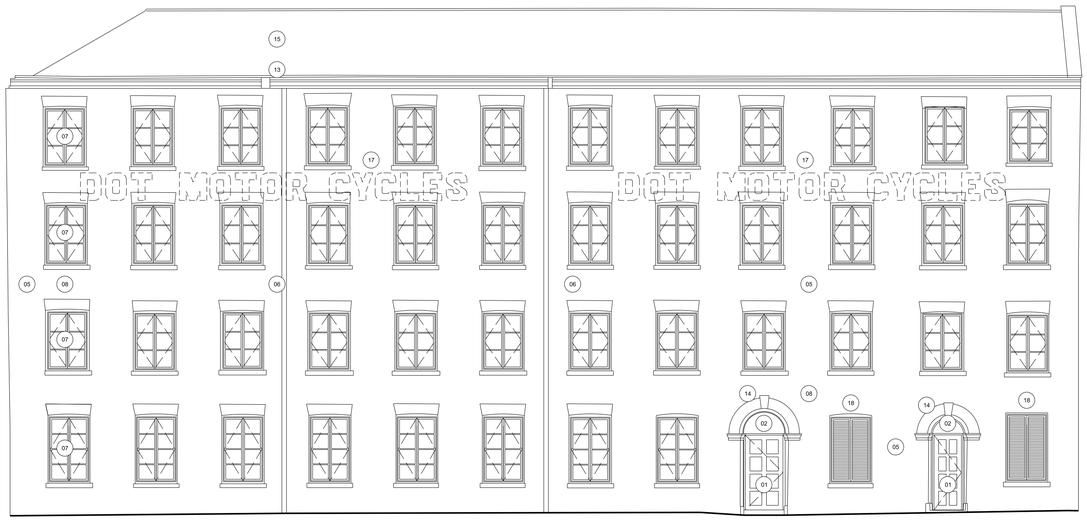
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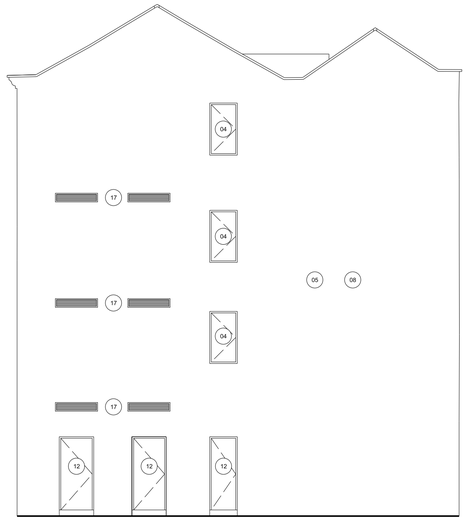
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01 Elevation
South



02 Elevation
East



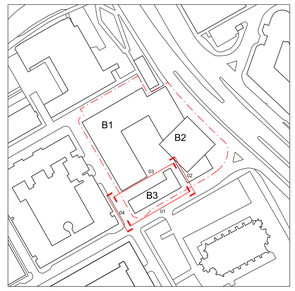
03 Elevation
North



04 Elevation
West

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The renovation and refurbishment will encompass but not be limited to:

- Façade cleaning where required to be undertaken using suitable conservation cleaning
- Repointing to be completed using traditional lime mortar
- Brick replacement to be carried out using traditional soft red bricks bedded in lime mortar
- Window replacement to be designed with sensitivity to the existing historic form of the window layout
- Slate replacement to be carried out on a like for like basis using good quality UK sourced slate laid to match existing
- Brickwork to be made good on a like for like basis to match retained sections following demolition
- Replacement, removal, reinforcement and amendment of internal and external fabric and structure where required to enable the new layouts to be designed with sensitivity to the existing historic form.

BUILDING 3 KEY

01 Existing door replaced with new metal framed double glazed door
02 Overpanel to head of door replaced and stone to be restored
03 Existing doors replaced with new inward opening window
04 New opening for lobby automatic opening vents
05 Existing masonry cleaned, refurbished, and restored Render has been removed and restored
06 Existing metal downpipes replaced with new cast iron pipe and hopper
07 All existing windows replaced with inward opening, thermally broken, metal framed, double glazed windows with suitable surround
08 Redundant facade mounted services and signage removed
09 New external metal stairway
10 Existing facade made good following demolition of adjoining structures
11 Existing opening adjusted to create new doorway
12 New opening formed in facade and new door to be installed
13 Cornice perimeter of building rebuilt with matching brick
14 Springing stones cills repaired
15 New insulated roof built up, parapets and slate roof tiles
16 New ventilation supply/exhaust grille
17 Existing painted signage restored
18 New louvred panel within existing/opened up aperture
19 New metal juliet balustrade
20 New lift overrun with tiled cladding to match roof
21 New walkway/ramped access with raised planters

Rev.	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Elevations
Building 3
General Arrangement
March 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:100	03/04/2019

Drawing No	Revision
10090-1903-A-G200-E-151	P3

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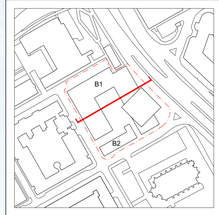
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FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services



1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE
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Project Title:
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title:
Proposed Section 1-1
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No	Revision
10090-1903-A-G200-S-101	P3

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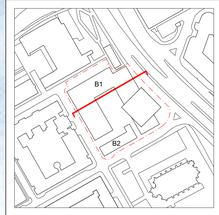
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FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services

1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

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Project Title
ARUNDEL STREET
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Drawing Title
Proposed Section 2-2
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
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Drawing No: 10090-1903-A-G200-S-102 | Revision: P3

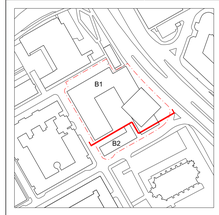
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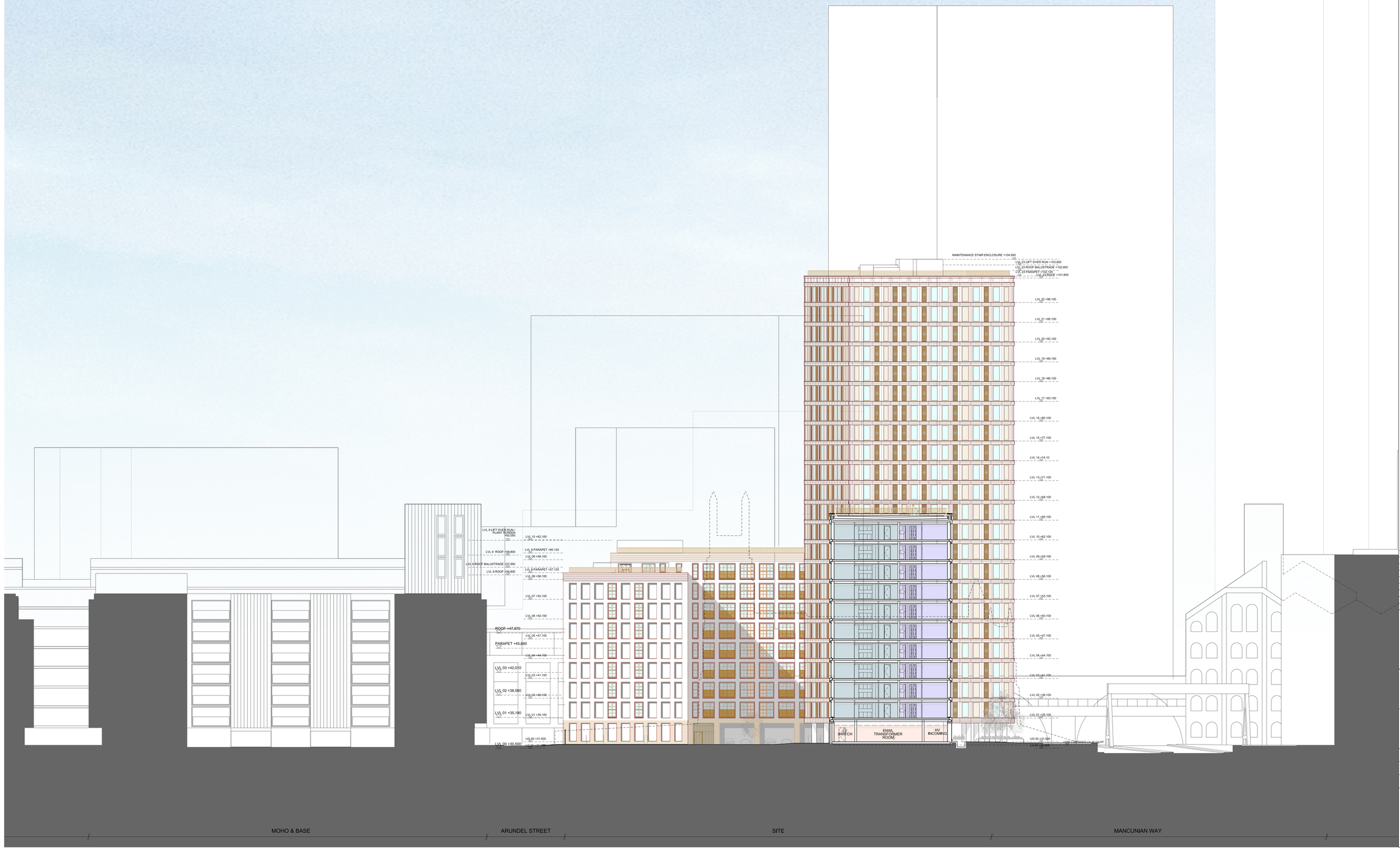
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FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services



1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

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Project Title
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Drawing Title
Proposed Section 3-3
General Arrangement
April 2019 Planning Application

Status
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Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No
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Revision
P3

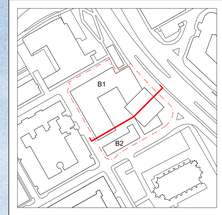
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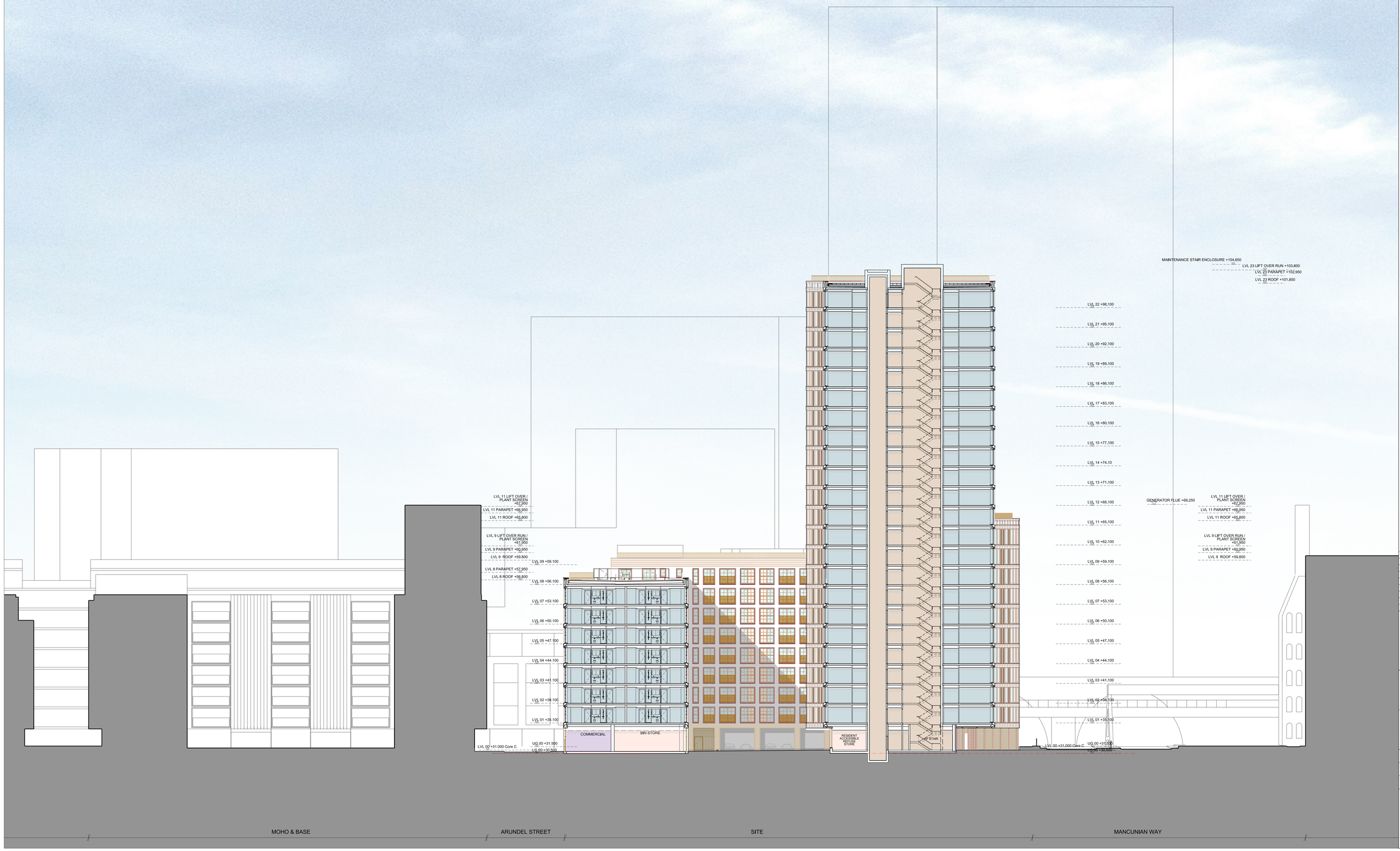
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FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services



1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

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Project Title
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MANCHESTER
M15 4JZ

Drawing Title
Proposed Section 4-4
General Arrangement
April 2019 Planning Application

Status
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Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No	Revision
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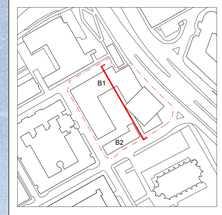
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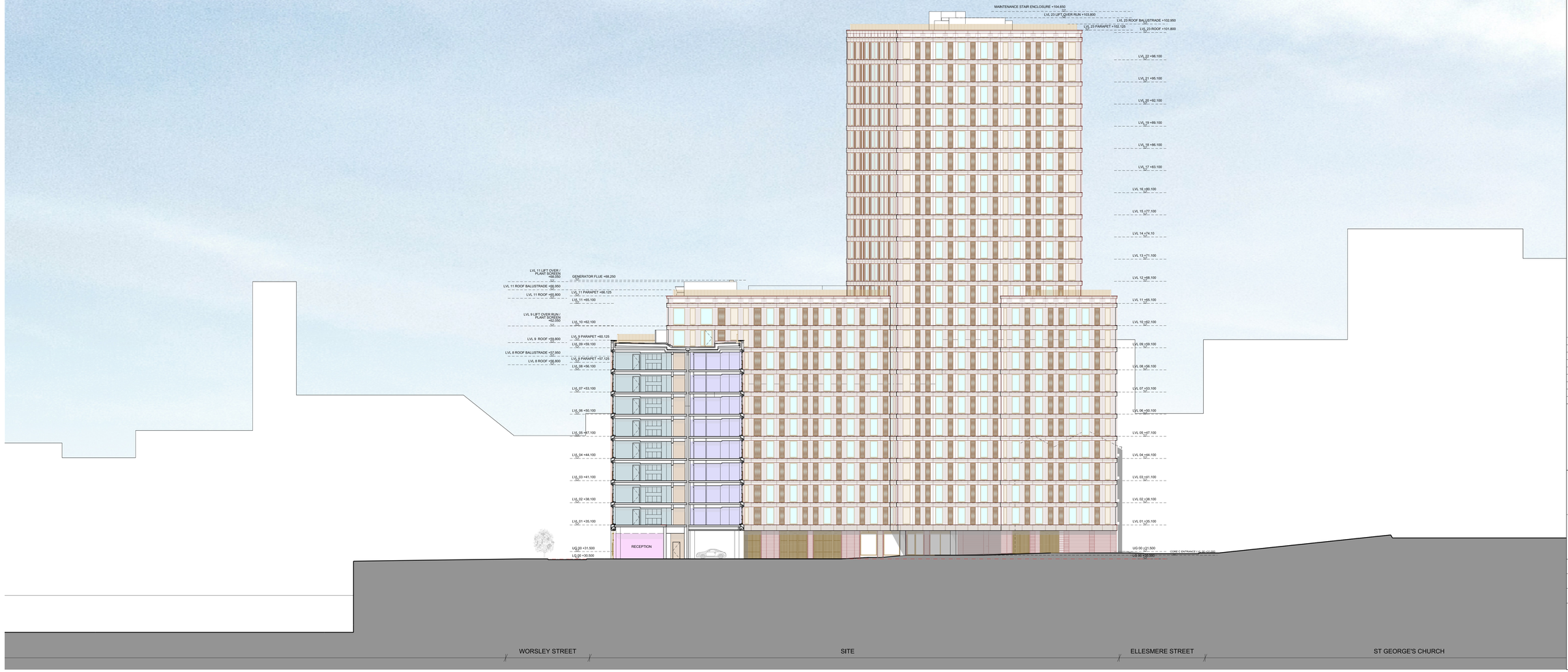
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FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services



1 0 1 2 3 4 5 10m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title:
ARUNDEL STREET
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M15 4JZ

Drawing Title:
Proposed Section A-A
General Arrangement
April 2019 Planning Application

Status:
Planning

Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No: 10090-1903-A-G200-S-111
Revision: P3

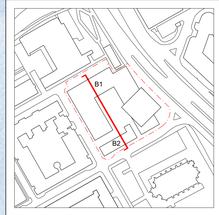
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FLOOR PLAN KEY

- 1 Bed
- 2 Bed
- 2 Bed Duplex
- 3 Bed
- Lobby and FOH amenity
- Circulation and BOH
- Commercial space
- Access and services



Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE
Capital Ventures

Project Title:
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MANCHESTER
M15 4JZ

Drawing Title:
Proposed Section B-B
General Arrangement
April 2019 Planning Application

Status:
Planning

Job No	Scale	Date
10090	A0 - 1:200	03/04/2019

Drawing No	Revision
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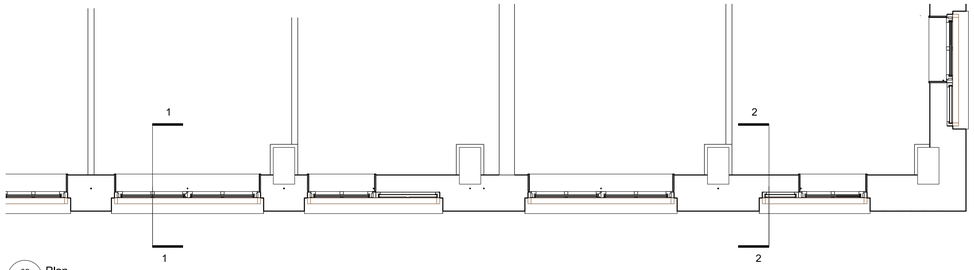
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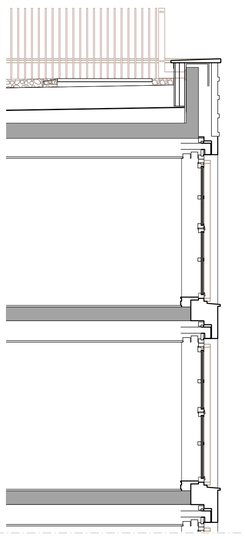
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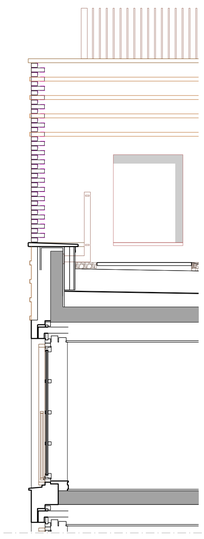
01 D-181 North Elevation
Detail Key

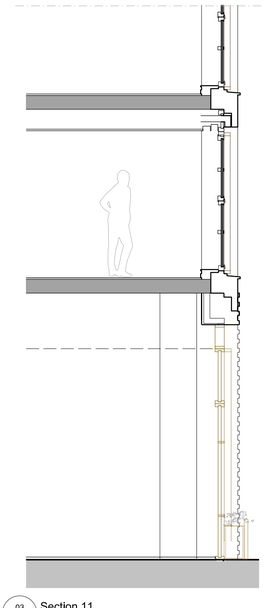


02 D-181 Plan
Brick surround warehouse bays

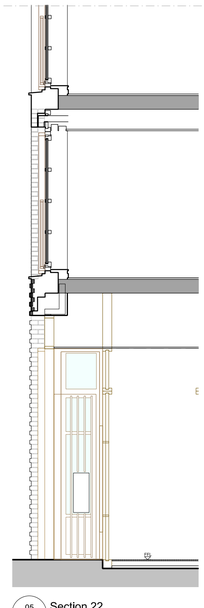










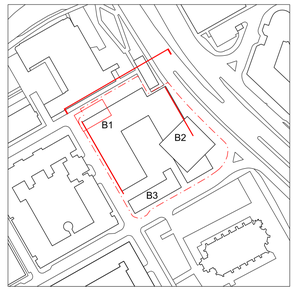


03 D-181 Section 11
Residents lounge and glazed warehouse bays

04 D-181 North Elevation
Brick surround warehouse bays

05 D-181 Section 22
Residents lounge and metal cassette warehouse bay

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BUILDING 1 MATERIAL KEY

101 HAND CAST BRICK FINISH
To precast concrete panel (rich red blend)

102 BRONZE COLOURED METAL BAR BALUSTRADE

103 FULL HEIGHT GLASS DOOR IN METAL FRAME

104 BRONZE COLOURED METAL BAR JULIETTE BALUSTRADE

105 DARK BRONZE COLOURED METAL CASSETTE PANELS

106 METAL FRAMED OPENABLE / FIXED GLAZED PANELS WITH VENTILATION GRILLE IN REVEAL SOFFIT

107 METAL FRAMED GLASS GUARDING

108 HAND CAST BRICK FINISH
With intermittent projecting coursing (deep red blend)

109 RECESSED METAL CLADDING INSET
To ground floor expressed surround

110 METAL FRAMED WINDOWS

111 BRONZE COLOURED PROJECTING METAL FRAME WITH METAL CLADDING SIDE PANELS

112 BRONZE COLOURED FEATURE METAL FINS AND METAL BACKING PANEL

113 BRONZE COLOURED FEATURE METAL FINS AND METAL PLANTER BOXES

114 RESIDENTIAL SIGNAGE
To be complimentary to feature metal fin design

115 BRONZE COLOURED METAL FRAMED GLASS ENTRANCE DOOR

1 0 1 2 3m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed North Elevation
Building 1 Facade Study
General Arrangement
March 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	1:50 - A1	03/04/2019

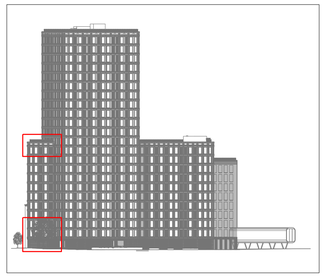
Drawing No	Revision
10090-1903-A-G251-D-181	P3

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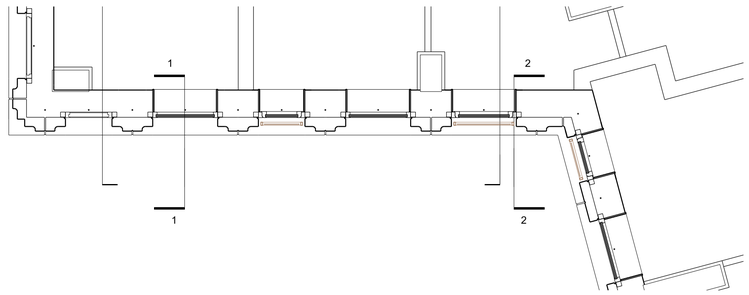
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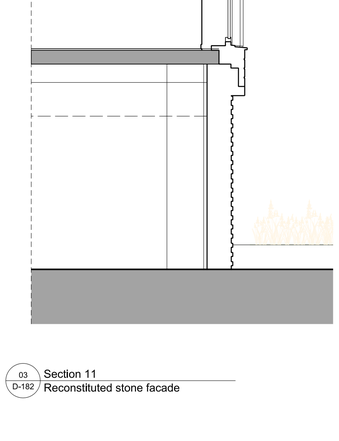
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01 D-182 East Elevation Detail Key



02 D-182 Plan Reconstituted stone facade

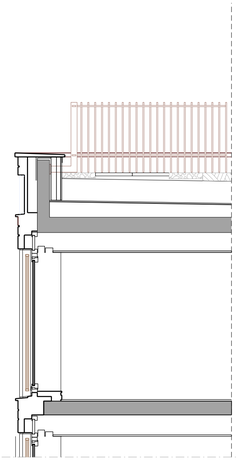


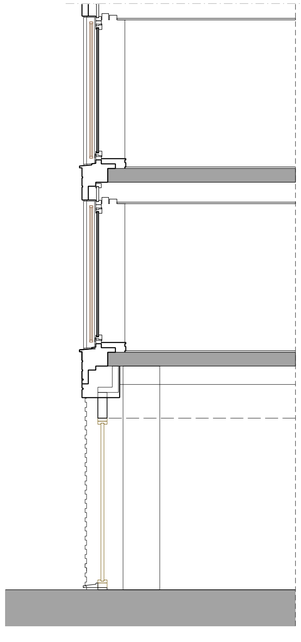
03 D-182 Section 11 Reconstituted stone facade





04 D-182 East Elevation Reconstituted stone facade

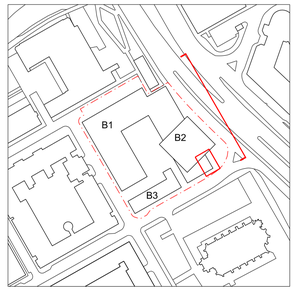




05 D-182 Section 22 Reconstituted stone facade

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BUILDING 2 MATERIAL KEY

201 RECONSTITUTED STONE SPANDREL PANELS
With integrated sill detail (Grit blast finish/ deep red colour)

202 BRONZE COLOURED METAL BAR BALUSTRADE

203 RECONSTITUTED STONE PARAPET WITH INTEGRAL SILL DETAIL (Grit blast finish/ deep red colour)

204 FULL HEIGHT FIXED METAL FRAMED GLAZING
With integral overpanel and flashing detail

205 OPENABLE FULL HEIGHT METAL GLAZING
With integral overpanel and flashing detail

206 BRONZE COLOURED FULL HEIGHT DECORATIVE SCREEN GUARDING

207 RECONSTITUTED STONE SCULPTED MULLIONS
(Grit blast finish/ deep red colour)

208 RECONSTITUTED STONE FLAT MULLIONS
(Polished finish/ deep red colour)

209 RECONSTITUTED STONE WITH PROJECTING RIBBED PATTERN
To compliment adjacent brick finished building
(in contrasting colour and finish)

210 BRONZE COLOURED METAL FRAME TRANSITION DETAIL
Between reconstituted stone and ground floor openings

211 BRONZE COLOURED METAL FIN FIXED OPEN SCREEN

212 BRONZE COLOURED METAL FIN FIXED CLOSED SCREEN

213 BRONZE COLOURED FEATURE METAL FINS AND METAL PLANTER BOXES

214 BRONZE COLOURED METAL PANEL

1 0 1 2 3m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed East Elevation
Building 2 Facade Study
General Arrangement
March 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	1:50 - A1	03/04/2019

Drawing No	Revision
10090-1903-A-G251-D-182	P3

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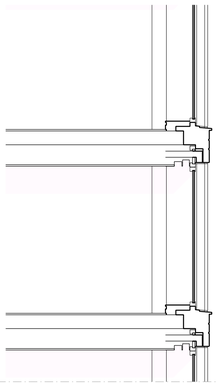
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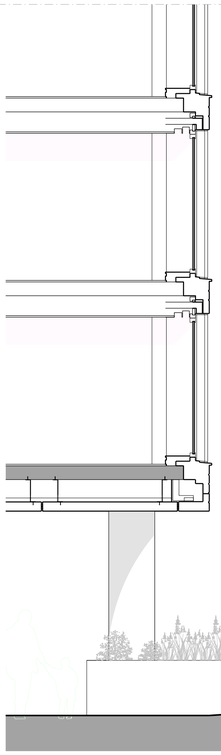
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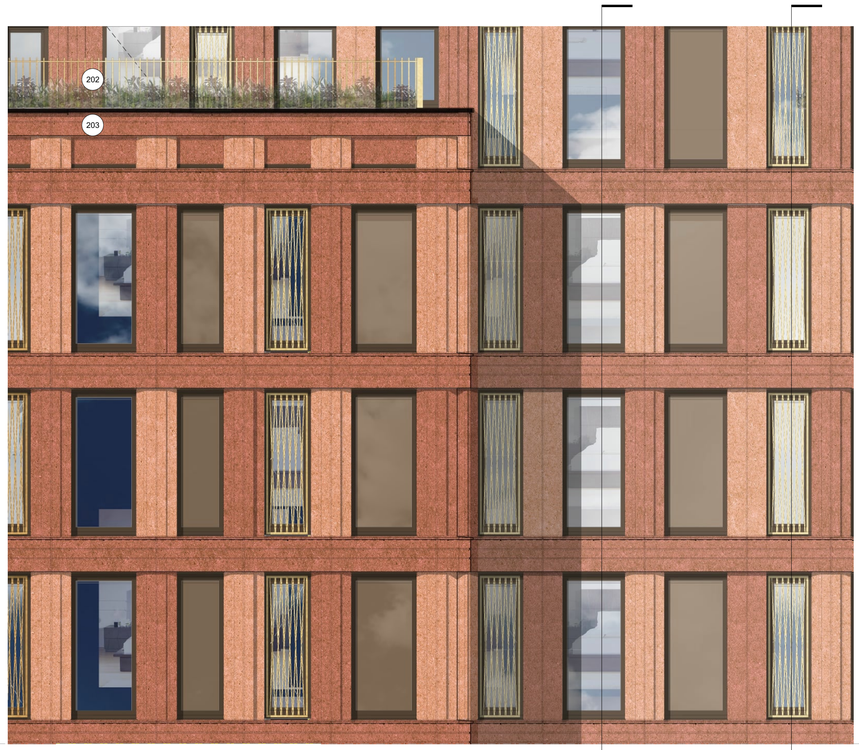


01 D-183 South Elevation
Detail Key





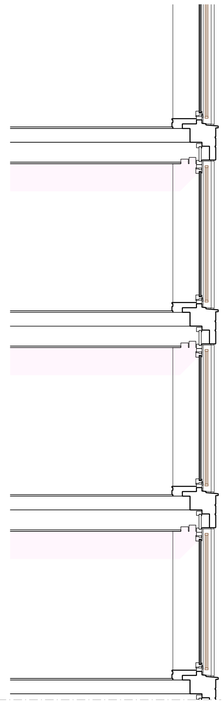
02 D-183 Section AA
Reconstituted stone facade - Staggered bays

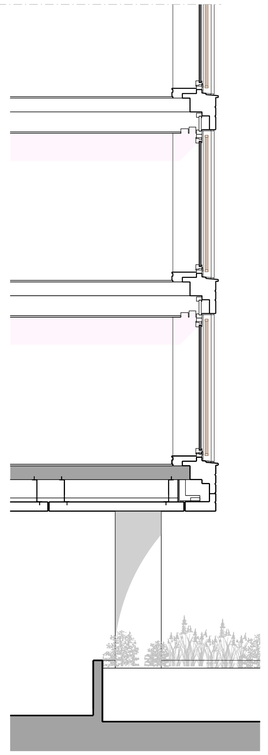




03 D-183 South Elevation
Reconstituted stone facade - Staggered bays

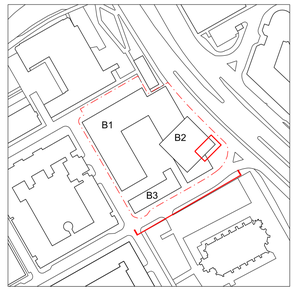
A B





04 D-183 Section BB
Reconstituted stone facade - Staggered bays

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BUILDING 2 MATERIAL KEY

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213 BRONZE COLOURED FEATURE METAL FINS AND METAL PLANTER BOXES

214 BRONZE COLOURED METAL PANELS

1 0 1 2 3m

Rev	Date	Description
P3	Aug 2024	Planning Update
P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed South Elevation
Building 2 Facade Study
General Arrangement
March 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	1:50 - A1	03/04/2019

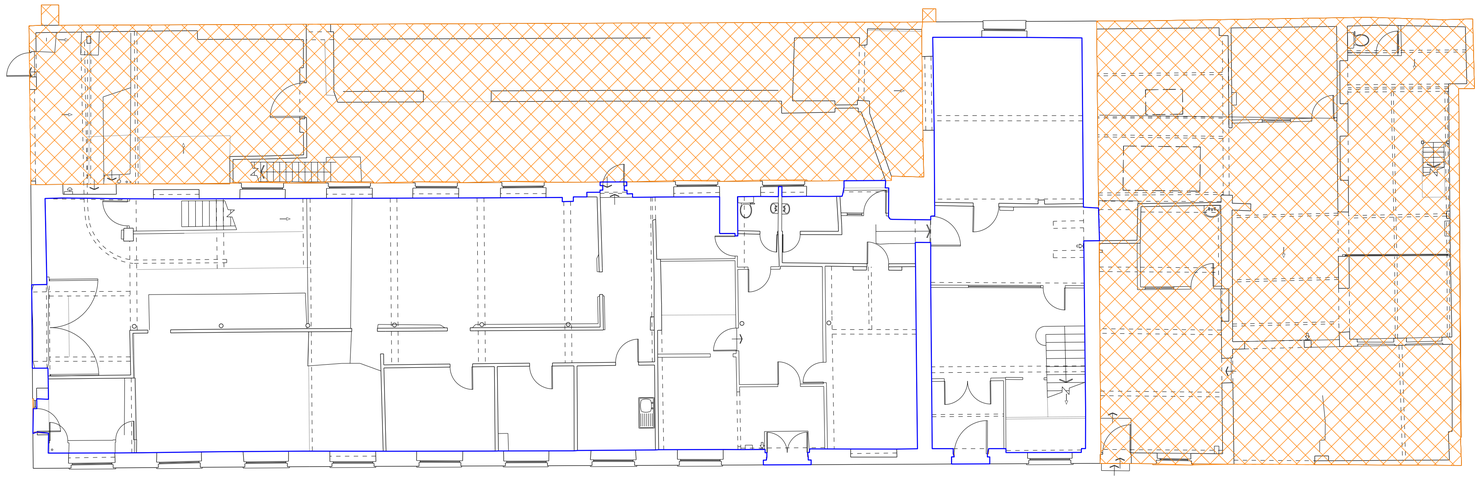
Drawing No	Revision
10090-1903-A-G251-D-183	P3

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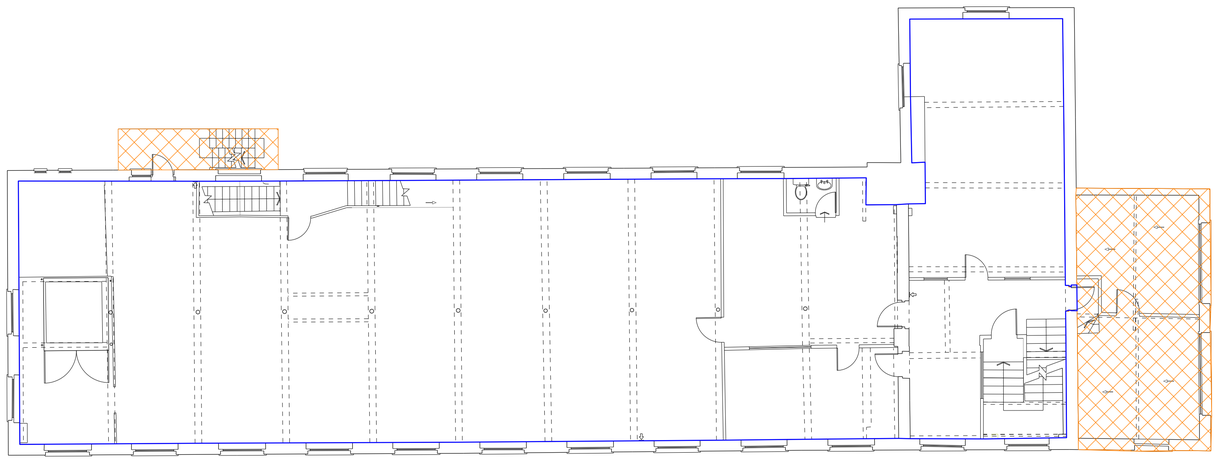
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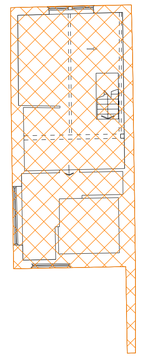
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01 Plan
Ground floor



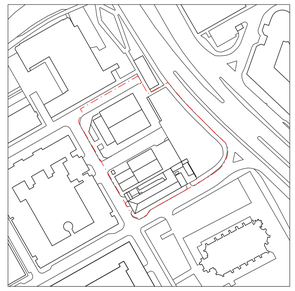


02 Plan
Level 1

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North:



DEMOLITION KEY

Areas to be demolished

Refurbishment

The renovation and refurbishment will encompass but not be limited to:

- Façade cleaning where required to be undertaken using suitable conservation cleaning
- Repointing to be completed using traditional lime mortar
- Brick replacement to be carried out using traditional soft red bricks bedded in lime mortar
- Window repairs / replacement to be designed with sensitivity to the existing historic form of the window layout
- Slate replacement to be carried out on a like for like basis using good quality UK sourced slate laid to match existing
- Brickwork to be made good on a like for like basis to match retained sections following demolition
- Replacement, removal, reinforcement and amendment of internal and external fabric and structure where required to enable the new layouts to be designed with sensitivity to the existing historic form.

Rev	Date	Description
P2	Aug 2024	Planning Issue Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Demolition Floor Plans
Building 3 - Ground Floor, Level 1
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:100	03/04/2019

Drawing No	Revision
10090-1903-A-JC20-P-150	P2

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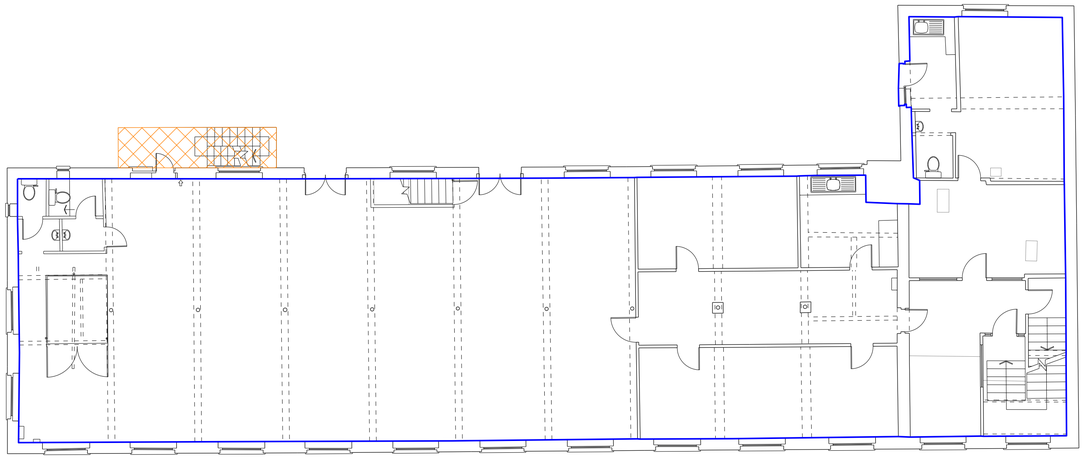
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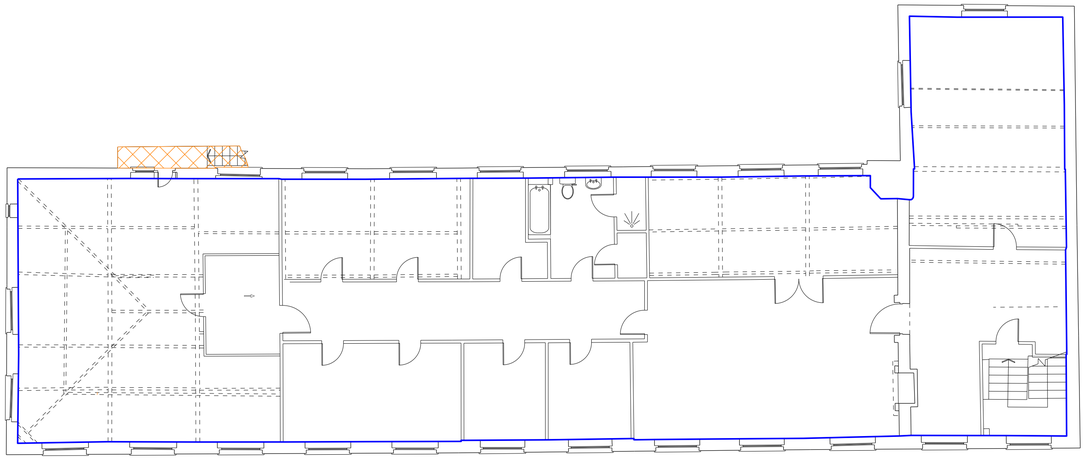
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01 Plan
Level 2

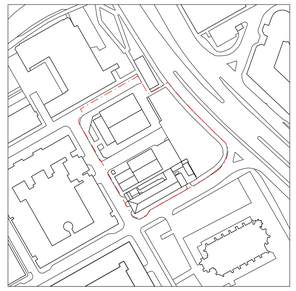


02 Plan
Level 3

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North:



DEMOLITION KEY

Areas to be demolished

Refurbishment

The renovation and refurbishment will encompass but not be limited to:

- Façade cleaning where required to be undertaken using suitable conservation cleaning
- Repointing to be completed using traditional lime mortar
- Brick replacement to be carried out using traditional soft red bricks bedded in lime mortar
- Window repairs / replacement to be designed with sensitivity to the existing historic form of the window layout
- Slate replacement to be carried out on a like for like basis using good quality UK sourced slate laid to match existing
- Brickwork to be made good on a like for like basis to match retained sections following demolition
- Replacement, removal, reinforcement and amendment of internal and external fabric and structure where required to enable the new layouts to be designed with sensitivity to the existing historic form.

Rev	Date	Description
P2	Aug 2024	Planning Issue Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Demolition Floor Plans
Building 3 - Level 02, 03
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:100	03/04/2019

Drawing No	Revision
10090-1903-A-JC20-P-151	P2

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01 Elevation 01

02 Elevation 02

03 Elevation 03



04 Elevation 04

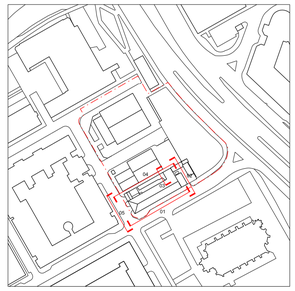


05 Elevation 05

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North:



DEMOLITION KEY

Areas to be demolished

Potential alterations to accommodate openings to be defined by the internal functional programme

Outline of retained building fabric to be refurbished and made good, including improvement to be defined by the internal functional programme and to meet applicable standards

The renovation and refurbishment will encompass but not be limited to:

- Façade cleaning where required to be undertaken using suitable conservation cleaning
- Repointing to be completed using traditional lime mortar
- Brick replacement to be carried out using traditional soft red bricks bedded in lime mortar
- Window repairs / replacement to be designed with sensitivity to the existing historic form of the window layout
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Rev.	Date	Description
P2	Aug 2024	Planning Issue Update
P1	03.04.2019	Planning Issue

LOGIK DEVELOPMENTS

Sir Robert McALPINE Capital Ventures

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed Demolition Elevations
Building 3
General Arrangement
April 2019 Planning Application

Status
Planning

Job No	Scale	Date
10090	A1 - 1:100	03/04/2019

Drawing No: 10090-1903-A-JC20-E-150

Revision: P2

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