# Victoria Riverside
# Changes to Planning Approved Design

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# Changes to Approved Planning Design
Document History

## Document history

| Version | Date | Description |
|---|---|---|
| Draft Issue | 12.01.22 | Updated descriptions on change tracker.  Update Podium Walkway Bay St |
| Presentation to MCC | 08.02.22 | Latest drawings added |
| Presentation to MCC | 24.07.24 | Latest drawings added and tracker updated |
| Issued for submission to MCC | 05.08.24 | Latest drawings added and tracker updated |
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## Victoria Riverside - Planning Design Change Tracker

**Project name:** Victoria Riverside (Dantzic Street)
**Project number:** 18059
**Document reference:** VRS-HBA-00-XX-RP-A-00-0005
**Reason for issue:** Planning Changes Tracker
**Date** 20.11.2020
**Revision** Rev 7 - 10.06.2024

Tracker developed to capture changes to the consented Planning Drawings detailed design development

| Change Number | Change Details | Description | Technical Requirement | Design Led Change | Planning Information Impacted | Date Added to Schedule |
|---|---|---|---|---|---|---|
| 1 | Reduction of Typical Tower Footprints Tower B and C reduced by 300mm in length and 200mm in width. Tower A footprint reduced by 100mm in length. | Following the development of the facade build-up at the tender stage, there was an opportunity to reduce the depth of the build-up shown at planning stage. We used this an opportunity to reduce the tower footprint and make them marginally more slender in the skyline. Key external façades to Dantzic Street, Gould Street and Bromley Street have remained in the same position, and the Tower facade setting out has been updated to maintain the rhythm from the planning design. Brick facades directly below the Podium have moved in with the tower facades. Locations of windows to facades directly below towers have been realigned. | | Yes | All GA Plans and Elevations | 13.11.20 |
| 2 | Curtain Wall at base of Tower A, to Concierge / Amenity | Angle of curtain wall updated to conceal repositioned circular column within the internal space. Brick pier at transition from Dantzic Street increased in width to suit repositioned glazing. Main entrance door moved as part of this change to avoid clash with column. We believe the current arrangement has improved the design and by better aligning with the tower facade above.<br><br>The width of the recess zone within the curtain wall marking the entrance has been reduced from 5 to 4 bays, to centralise the double door within the arrangement | Yes | Yes | VRS-HBA-ZZ-00-DR-A-080100<br>VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-02-DR-A-080102<br>VRS-HBA-ZZ-XX-DR-A-080200<br>VRS-HBA-ZZ-XX-DR-A-080205 | 13.11.20<br><br>04.02.22 |
| 4 | Podium A parapet increased in height by 500mm at Level 01 | Required to ensure 1,100mm guarding where raised planter interfaces with parapet wall. Raised planter accommodates tree pits that are required for pedestrian comfort with regard to wind mitigation. | Yes | | VRS-HBA-ZZ-XX-DR-A-080207 | 13.11.20 |
| 5 | Podium B parapet increased in height by 500mm | Required to ensure 1,100mm guarding where raised planter interfaces with parapet wall. Raised planted accommodates tree pits that are required for pedestrian comfort with regard to wind mitigation. | Yes | | VRS-HBA-ZZ-XX-DR-A-080202 | 13.11.20 |
| 6 | Additional doors onto podium levels for secondary escape from commercial units in case of flood only. | 2no. Additional doors added within planning determination period - 1 no. each per podium for direct external egress onto podium. 1no Additional door added from Level 01 onto Podium A as a result of update to escape strategy for commercial units previously utilising the shared residential corridor | Yes | | VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-XX-DR-A-080208<br>VRS-HBA-ZZ-XX-DR-A-080209 | 13.11.20 |
| 7 | Window Arrangement at Base of Tower C facing out onto North View | During the tender stage, the position of the drainage stacks against the gable facade were updated to better coordinate with the internal layouts. There was no impact on the facade at the tower levels. However at level 1 the SVP's fall in front of the windows to the living room and bedroom. Options were tested to divert the stack at high levels, although this led to issues with lowered internal ceiling heights and acoustics. We have therefore proposed to include one back-painted glass panel in front of these drops. Arrangement of transoms and mullions also updated. We have attempted to minimise the visual impact as much as possible | Yes | | VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-XX-DR-A-080202 | 13.11.20 |
| 8 | External Balcony Floor Depth Thickness | The increase in the balcony depth is a result of design development following the planning submission. The structural elements required to support the cantilever were deeper than anticipated. | Yes | | VRS-HBA-ZZ-XX-DR-A-080203<br>VRS-HBA-ZZ-XX-DR-A-080204<br>VRS-HBA-00-ZZ-DR-A-080407<br>VRS-HBA-00-ZZ-DR-A-080406 | 13.11.20 |
| 9 | External Walkway Depth thickness | The increase in the overall thickness of the walkways is a result of various technical requirements, including an increase to the structural beams depths, accommodation of services to the apartments tracking along the soffit, and a requirement for a minimum 75mm depth from the waterproofing layer to the threshold detail at the apartment entrances to satisfy NHBC requirements. . | Yes | | VRS-HBA-ZZ-XX-DR-A-080209<br>VRS-HBA-ZZ-XX-DR-A-080212<br>VRS-HBA-ZZ-XX-DR-A-080302<br>VRS-HBA-00-ZZ-DR-A-080410 | 13.11.20 |
| 10 | External Stairs providing access up to Podium level adjacent to Tower B omitted. | Following a review of the landscape design following the planning submission, it was felt the provision of both a stair and ramp providing access to the raised publicly accessible terrace to the base of Tower B was problematic and restricted access to the adjacent plant spaces. The ramp hasn't been impacted by this change and maintains it's 1:21 gradient. | | Yes | VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-XX-DR-A-080207 | 13.11.20 |
| 11 | Additional door added at threshold between core and external walkway to Tower A podium block on Levels 01 and 02 | In the planning approved design, the access to the external walkway was through an opening in the façade. Through design development during the tender period, we looked to add a door in the opening to simplify the line of the thermal envelope and improve the thermal performance in these areas. We have proposed a full height glazed door to minimise the visual impact of this change. | Yes | Yes | VRS-HBA-ZZ-02-DR-A-080102<br>VRS-HBA-ZZ-03-DR-A-080103<br>VRS-HBA-ZZ-XX-DR-A-080302 | 13.11.20 |

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| 13 | Tower B and C Lift overruns extend higher than parapet once design has developed at stage 3B | Heights were not indicated or known in the planning approved design, but were not shown extending above the parapet. The lift cores are positioned centrally within the tower footprint, and therefore the visual impact will not be noticeable from pedestrian level in the surrounding context. | Yes | | All GA Elevations and Sections | 13.11.20 |
| 14 | Lift Overrun to Podium A and B extends above the parapet as design has developed through Stage 3B | Heights were not indicated for the planning submission, but were not shown extending above the parapet. Height of overrun above parapet is 490mm. The proposal for the overrun cladding is for the Equitone rainscreen to the elevations facing the roof, and an aluminium flashing to the elevations that sit over the parapet. The aluminium flashing is intended to match the aluminium capping and to provide a consistent dressing to the overrun. | Yes | | GA Elevations and Sections | 13.11.20 |
| 15 | Increased cill height to face on inset terraces on Level 05 of Podiums | Result of design development relating to structural and thermal coordination during the tender period. To minimise the visual impact, we have positioned the upstand back from the façade face. As a result, this does not interrupt the regularity and rhythm of the brick grid on the primary facade | Yes | | VRS-HBA-ZZ-XX-DR-A-080203<br>VRS-HBA-ZZ-XX-DR-A-080204<br>VRS-HBA-00-ZZ-DR-A-080407 | 13.11.20 |
| 16 | Introduction of louvred and perforated panels to the head of windows and doors along the Podium A viaduct façade | Due to increased ventilation requirements to internal BOH spaces additional intake and extract provision are required to the façade. The proposal looks to incorporate louvred panels to the head of louvred doors and perforated panels to the head of glazed panels to accommodate technical ventilation requirements. The perforated panel to the head of windows is to match the perforation pattern used across the rest of the scheme. The top of panels are to align with the substation doors to create a consistent datum across the elevation, as opposed to the previously stepped openings. | Yes | | VRS-HBA-ZZ-XX-DR-A-080207 | 12.02.24 |
| 17 | Frames to Sliding and Swing Juliet balcony doors updated to suit preferred supplier - in line with rationale developed for window frames | All external frames shown at approx. 55mm thick. Instance of double frames increased to 116mm thick for the planning submission. This was updated on the window frames within the planning determination period.<br>Configuration of frame thicknesses to the sliding and swing doors developed since the planning approval have been presented to MCC through design documents. | Yes | Yes | VRS-HBA-ZZ-XX-DR-A-080203<br>VRS-HBA-ZZ-XX-DR-A-080204<br>VRS-HBA-00-ZZ-DR-A-080406<br>VRS-HBA-00-ZZ-DR-A-080407 | 13.11.20 |
| 18 | Podium A Refuse Store Door position moved to adjacent bay | This was due to rearrangement of refuse store as part of the structural coordination exercise. We have positioned the door centrally within the adjacent bay to maintain the rhythm along the façade | Yes | | VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-XX-DR-A-080207 | 13.11.20 |
| 19 | Arrangement of secure line around Tower B podium. Omission of gate to top of service ramp. | The is an extension of the security line across the access to the shared external podium adjacent to Tower B and access ramp to the eastern boundary of Podium B. Parapet wall and guarding added above to reach 2.4m, to suit Secured By Design Criteria. | Yes | | VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-XX-DR-A-080202 | 13.11.20 |
| 20 | Podium B Level 01 Walkway width | The width of the walkway was reduced in plan to align with level 1 maisonette window. This section of the walkway serves 2 apartments at level 01. There is a minimal impact to the planning approved design with this change | Yes | | VRS-HBA-ZZ-02-DR-A-080102 | 13.11.20 |
| 21 | **Landscaping Design** | **Items 21 - 26 omitted from schedule. Refer to separate landscaping changes tracker for further information** | | | Landscape masterplan and hardworks drawings | |
| 22 | | | | | | |
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| 27 | External apartment entrance doors and windows on podium walkways | Due to the increase in the depth of the external walkways, size of the overall door opening had to be lowered meaning the glazed screen above was no longer a viable option. The window height has also reduced as part of this change. These doors are set within the walkway so we anticipate a negligible impact on the planning approved design. | Yes | | VRS-HBA-ZZ-XX-DR-A-080209<br>VRS-HBA-ZZ-XX-DR-A-080212<br>VRS-HBA-00-ZZ-DR-A-080410 | 07.10.21 |
| 28 | Flood Mitigation Strategy to lower levels | In the planning approved design, we included opaque sections of glazing to the larger curtain wall section fronting onto Dantzic St. Following a review of the Flood Risk Assessment and Flood Displacement Strategy in the tender design period, this strategy has been extended across the base of the Tower A concierge and at low level to the Tower C concierge . The extent of the internal upstand to prevent internal flooding to these spaces wasn't accounted for in the planning approved design. To mitigate the visual impact, we are proposing the same opaque glazing detail to conceal the internal upstand, with a structurally bonded joint to maintain the vertical emphasis of the planning approved curtain wall arrangement. | Yes | | VRS-HBA-ZZ-XX-DR-A-080200<br>VRS-HBA-ZZ-XX-DR-A-080201<br>VRS-HBA-ZZ-XX-DR-A-080203<br>VRS-HBA-ZZ-XX-DR-A-080204<br>VRS-HBA-ZZ-XX-DR-A-080205<br>VRS-HBA-ZZ-XX-DR-A-080206<br>VRS-HBA-PB-ZZ-DR-A-080405 | 07.10.21 |
| 30 | Change in use to Tower B Level 01 commercial unit | Commercial Unit 7 has been joined with the adjacent residents lounge to provide a single amenity space, activating the non-residential frontages facing onto the shared external terrace. As part of this change, we are proposing to incorporate a bifold door in lieu of the double door condition in one location. The double door providing access to the south is replaced with a fixed curtain wall panel to improve the security strategy in this location | | Yes | VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-XX-DR-A-080202<br>VRS-HBA-TA-ZZ-DR-A-080408 | 19.10.21 |
| 31 | Arrangement of Hit and Miss brickwork to the Tower B service ramp updated | The location of this has been refined to better coordinate with the internal structure and increased in quantum to achieve the required free area | Yes | Yes | VRS-HBA-ZZ-01-DR-A-080101<br>VRS-HBA-ZZ-XX-DR-A-080202 | 19.10.21 |
| 32 | Orientation of Fibre Cement panels on Podium facades | The planning design orientated the panels at 45 degrees to create a herringbone affect. When reviewing the detail and the buildability of the proposal, we felt there was a risk that this detail could be difficult to achieve on site and lead to issues with panel alignment. The proposals to run the panels vertically helps to simplify this detail and retaining the texture of the planning scheme | Yes | Yes | VRS-HBA-PB-ZZ-DR-A-080404<br>VRS-HBA-00-ZZ-DR-A-080406<br>VRS-HBA-00-ZZ-DR-A-080407 | 19.10.21 |

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| 33 | Rhythm of brick piers along Podium A service façade | Following a detail review of the substation layout and incoming services strategy with the proposed subcontractors, the arrangements of the doors to the substations required updating which didn't coordinate with the planning approved façade expression. We have updated this in line with the design intent and interest across the facade by removing every other pier, so the spacing between the piers is larger but regular | Yes | Yes | VRS-HBA-ZZ-00-DR-A-080100<br>VRS-HBA-ZZ-XX-DR-A-080207 | 25.01.22 |
| 34 | Additional transom and opaque spandrel glazing to Ground Floor curtain wall | This impacts the glazing to the Tower C concierge, and Podium A to the Tower A concierge back of house areas. There is a compartment floor that runs past these sections of curtain wall which will required an opaque spandrel panel to facilitate a fire stopping detail. We have proposed a section of opaque glazing to retain the design intent | Yes | | VRS-HBA-ZZ-XX-DR-A-080201<br>VRS-HBA-ZZ-XX-DR-A-080205<br>VRS-HBA-ZZ-XX-DR-A-080206 | 25.01.22 |
| 35 | Projecting balcony on Bromley Street elevation (Level 03) position updated. | Following a review of the apartment layouts it was noted that the opening window provision to the living area of an apartment type on Level 3 of the podium blocks would be insufficient for meeting purge ventilation requirements. It was also noted that there was no balcony access from the living area in these apartments. In order to meet the technical ventilation requirements and more closely align with the layout principles used elsewhere across the scheme we have proposed that the projecting balcony to this apartment is moved across by one bay. The living room window will be updated to a glazed door to provide access to the balcony and the sliding door to the bedroom replaced by the typical window type and adjacent Equitone infill panel. | Yes | Yes | VRS-HBA-ZZ-XX-DR-A-080203<br>VRS-HBA-ZZ-XX-DR-A-080204 | 10.06.24 |
| 36 | Additional brick pier to podium A walkway to meet structural requirements. | Due to a change to the structural design to simplify the walkway frame the structural engineer has advised that an additional brick pier is required to support the podium walkway. This will be located at the point in which the walkway changes direction. | Yes | | VRS-HBA-ZZ-XX-DR-A-080200<br>VRS-HBA-ZZ-XX-DR-A-080205<br>VRS-HBA-ZZ-XX-DR-A-080207<br>VRS-HBA-ZZ-XX-DR-A-080211 | 10.06.24 |
| 37 | Additional brick pier to the Podium B walkway to meet structural requirements. | Due to a change to the structural design to simplify the walkway frame, the structural engineer has advised that an additional brick pier is required to support the podium walkway. The additional column will be located at the inner corner of the walkway. In addition to this it is proposed that the column that was previously positioned adjacent to gridline M.8 is now centralised along the walkway to improve the rhythm of the elevation. | Yes | | VRS-HBA-ZZ-XX-DR-A-080209<br>VRS-HBA-ZZ-XX-DR-A-080212 | 10.06.24 |
| 38 | Garage doors changed from side hung to sectional doors. | In order to meet both the sizing and the security requirements for the garage doors to the Bromley Street townhouses it is proposed that these doors will be changed from a double side hung door to a sectional 'up and over' door. This will improve the operation of the doors when in use. | Yes | | VRS-HBA-ZZ-XX-DR-A-080203<br>VRS-HBA-ZZ-XX-DR-A-080204 | 10.06.24 |
| 39 | Change to external door finishes | Throughout the detailed design stage it has emerged that the contractor is unable to procure several door types that meet both the technical performance and security requirements and can be finished in the metallic PPC described in the originally consented scheme, despite enquiries with a number of suppliers. It is proposed that in order to meet the required technical performance a number of doors will be finished as a standard RAL finish (RAL 6014). This impacts a number of solid and louvred doors across the scheme, including apartment entrance doors. In order to minimise the visual impact of this change the chosen RAL colour (RAL 6014) has been sampled against the metallic PPC used elsewhere on the scheme to achieve the closest possible match. | Yes | | VRS-HBA-ZZ-XX-DR-A-080200<br>VRS-HBA-ZZ-XX-DR-A-080202<br>VRS-HBA-ZZ-XX-DR-A-080203<br>VRS-HBA-ZZ-XX-DR-A-080204<br>VRS-HBA-ZZ-XX-DR-A-080207<br>VRS-HBA-ZZ-XX-DR-A-080209<br>VRS-HBA-ZZ-XX-DR-A-080210<br>VRS-HBA-ZZ-XX-DR-A-080212 | 10.06.24 |
| 40 | Concrete coping to midrise buildings | The Level 6 parapets were proposed as aluminium in the planning consent, coloured to match the brickwork. Through the development of the façade access strategy at tender stage, a more robust coping was suggested by specialist facade access and maintenance consultant to ensure abseiling operatives loads could be accommodated. This change to concrete copings here replicates the detail to the Level 1 podium parapets and profiled cill detail below the towers at Level 2 and 3. | Yes | | All GA Elevations | 10.06.24 |
| 41 | Tower C refuse store door configuration updated | Change emerged through development of the internal ventilation strategy of refuse store lobby. Doors previously presented as full height louvred doors. Proposal is to define a separate louvre panel at the head of the door with the door leafs lowered. There is no change to the overall structural opening height | Yes | | VRS-HBA-TB-ZZ-DR-A-080409 | 10.06.24 |
| 42 | Tower B Refuse store door configuration updated. | Change emerged through development of the internal ventilation strategy of refuse store lobby, and access requirements. Doors previously presented as full height louvred doors. Proposal is to define a separate louvre panel at the head of the door with the door leafs lowered. Doors now have an asymmetric arrangement to allow a single leaf to provide sufficient clearance for access There is no change to the overall structural opening height or width of the door | Yes | | VRS-HBA-ZZ-XX-DR-A-080202 | 10.06.24 |
| 43 | Design development of the Podium B car park gate. | The current proposal looks to respond to the technical ventilation and security requirements whist corresponding to the visual language across the rest of the facade. In order to accommodate the free area requirements the gate panels incorporate flat metal bar infills which have been designed to reflect the external balustrade design across the scheme. The flat bars within the gate have been diagonally orientated to correspond to the perforation pattern featured on both the unitised facade and perforated panels across the scheme. The brickwork has been continued along the entrance ramp inside of the car park to provide a consistent materiality due to visibility at street level. | Yes | Yes | VRS-HBA-ZZ-XX-DR-A-080201<br>VRS-HBA-ZZ-XX-DR-A-080206 | 25.07.24 |
| 44 | Profile of cladding panel to picture windows at the crown of the building. | The profile of the coloured anodised cladding to top of the unitised façade has been changed to allow a fall to the top of the parapet and prevent standing water. The detail has been changed to match the chamfered cill details seen to the picture windows on the levels below. | Yes | | All GA Elevations<br>VRS-HBA-TA-ZZ-DR-A-080402 | 25.07.24 |

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## Victoria Riverside - Planning Design Change Tracker (Landscaping)

**Project name:** Victoria Riverside (Dantzic Street)
**Project number:** 18059
**Document reference:** VRS-HBA-00-XX-RP-A-00-0009
**Reason for issue:** Planning Changes Tracker
**Date** 18.07.24
**Revision** Rev 2 - 01.08.24

Tracker developed to capture changes to the consented Planning Drawings detailed design development

| Change Number | Change Details | Description | Technical Requirement | Design Led Change | Planning Information Impacted | Date Added to Schedule |
|---|---|---|---|---|---|---|
| 21 | Bromley Square paving material changed from granite to clay blocks | The proposed clay blocks will be a mixture of Triton UWF and Lotis UWF to create a warm grey blend. | | | Landscape masterplan and hardworks drawings | 13.11.20 |
| 22 | Bituminous surface removed from Tower B ramp | The ramp has been detailed by the engineers in Stage 3B and the material is now a concrete ramp | Yes | | Landscape masterplan, hardworks drawings, details | 13.11.20 |
| 23 | The arches paving material changed from yorkstone to granite paving. | The material is now the same granite which has been proposed to Bromley Street. The arch façade is grey so the proposed granite colours will work well here. | | Yes | Landscape masterplan, hardworks drawings, details | 13.11.20 |
| 24 | Omitted steps to Tower B | Steps have been omitted to allow for more space around the entrance to the building. | | Yes | Landscape masterplan, hardworks drawings, details | 13.11.20 |
| 25 | Change to tree species on podium A and B | The number of trees are the same, however we have reduced the number of Cornus kousa var. chinensis and introduced Amelanchier lamarckii. The Amelanchier lamarckii will work better in the shady corners to the podium. | | Yes | Tree planting plan | 13.11.20 |
| 26 | Change to tree pit detail in paving | An underground tree cell system has been proposed for longevity and to allow the trees to reach their full potential. | | Yes | Tree pit details | 13.11.20 |
| 45 | Updates to highway design as part of S278 agreement. | Design changes as part of design development through the S278 process led by SCP (Transport Engineers). Loading bay within the pavement of Gould Street omitted and relocated as road markings on Dantzic Street. Car club parking space on Dantzic Street omitted (to be relocated within the NT02/NT02 development). 2no. disabled parking spaces to Dantzic Street omitted (1no. remaining in lieu of 3no.) | Yes | | SCP Section 278 Drawings and Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and hardworks drawing PL1768.1-PLA-XX-XX-DR-L-1000 | 18.07.24 |
| 46 | Omission of sculpture outside Tower A | Sculpture was originally proposed as wind mitigation feature. Omitted and replaced with tree (evergreen pine) to act as wind mitigation and provide enhanced green setting to Union Square. | | Yes | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and softworks drawing PL1768.1-PLA-XX-XX-DR-L-2000 | 18.07.24 |
| 47 | Omission of feature arch to top of ramp behind Tower B | Decision to omit arch due to incongruous appearance and lack of relationship with scheme to be delivered. If future vision plan comes forward there is an opportunity to revisit the arch in the context of the future proposals to this area. | | Yes | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 | 18.07.24 |
| 49 | Omission of trees along Dantzic Street and additional to podiums. | Due to numerous underground utilities along Dantzic St uncovered through trial holes it is not possible to plant all of the trees originally proposed in this area. 1no. tree has therefore been relocated from Dantzic Street to the Podium B garden. | Yes | | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and softworks drawings PL1768.1-PLA-XX-XX-DR-L-2000 and 2001 | 18.07.24 |
| 50 | Material changes and layout changes to both podiums | Minor amendements to both podium layouts as part of design development. Additional seating plinths and residents privacy screens added. Surface materials changed from resin bound gravel to small format natural aggregate concrete block paving. | | Yes | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and hardworks drawing PL1768.1-PLA-XX-XX-DR-L-1001 | 18.07.24 |

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| 51 | Changes to boundary treatment plans (hoarding and green screen) to rear of site | Design development of hoarding to rear of site. | | Yes | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and arches interface drawing PL1768.1-PLA-XX-XX-DR-L-1005 | 18.07.24 |
| 52 | Dog spending area incorporated to back of Tower B. | Design development. Requirement from client operations team for dog spending area to be provided and incorporated into the design. Area selected to back of Tower B deemed most appropriate location. | | Yes | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and hardworks drawing PL1768.1-PLA-XX-XX-DR-L-1000 | 18.07.24 |
| 53 | Union Square paving material changed from granite to yorkstone paving. | Design development, material changed to provide consistency of material palette with adopted footway areas. | | Yes | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and hardworks drawing PL1768.1-PLA-XX-XX-DR-L-1000 | 18.07.24 |
| 54 | Change to Tower B entrance steps. | Design development, to provide more green to Bromley St and avoid small number of feathered steps. | | Yes | Landscape masterplan PL1768.1-PLA-XX-XX-DR-L-0005 and hardworks drawing PL1768.1-PLA-XX-XX-DR-L-1000 | 18.07.24 |
| 55 | External lighting proposals | Design development of external lighting proposals and coordination with developed landscape masterplan. | Yes | | Refer to Briggs and Forrester drawings for full details of proposed external lighting. | 18.07.24 |

# Planning Drawing - May 2020




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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

Key

- Application Boundary
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P

3C Tariff Street
Manchester M1 2FF
mail@hawkinsbrown.com
**hawkinsbrown.com**

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**Project**
Victoria Riverside
Dantzic Street
Manchester

**North**

**Drawing**
Proposed Ground Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | April 2020 |

| Drawn By | Checked By |
|---|---|
| NT | MC |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-00-DR-A-PL20_0100 | P1 |

# NMA Planning Drawing




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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

Key

- Site Application Boundary
- 3B5P
- 3B6P
- Cleaner's Store
- Commercial
- Concierge
- Cycle Store
- Plant Room
- Refuse Store

CR Construction (U.K.) Company Limited
華營建築(英國)有限公司
浙建集團
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
**hawkinsbrown.com**
Hawkins\ Brown

**Project**
Victoria Riverside
Dantzic Street
Manchester

**North**

**Drawing**
Proposed Ground Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | Aug 2024 |
| **Drawn By** | **Checked By** |
| SG | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-ZZ-00-DR-A-080100
**Rev** P1

# Planning Drawing - May 2020




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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

## Key

- Application Boundary
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P

3C Tariff Street
Manchester M1 2FF
mail@hawkinsbrown.com
**hawkinsbrown.com**

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**Project**
Victoria Riverside
Dantzic Street
Manchester

**North**

**Drawing**
Proposed Level 01 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | May 2020 |
| **Drawn By** | **Checked By** |
| NT | MC |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** DAST-HBA-00-01-DR-A-PL20_0101 **Rev** P1

# NMA Planning Drawing




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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

Key

- Site Application Boundary
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- Amenity
- Commercial
- Concierge
- Plant Room
- Refuse Store

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Hawkins\ Brown

**Project**
Victoria Riverside
Dantzic Street
Manchester

**North**

**Drawing**
Proposed Level 01 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | Aug 2024 |
| **Drawn By** | **Checked By** |
| SG | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-ZZ-01-DR-A-080101
**Rev** P1

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

## Key

- Application Boundary
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P

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mail@hawkinsbrown.com
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Dantzic Street
Manchester

**North**

**Drawing**
Proposed Level 02 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | May 2020 |
| **Drawn By** | **Checked By** |
| NT | MC |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** DAST-HBA-00-02-DR-A-PL20_0102 **Rev** P1

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

Key

- Site Application Boundary
- 1B2P
- 2B4P
- 3B5P
- 3B6P
- Amenity

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浙建集團
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Manchester M1 2EH
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**Project**
Victoria Riverside
Dantzic Street
Manchester

**North**

**Drawing**
Proposed Level 02 Floor Plan

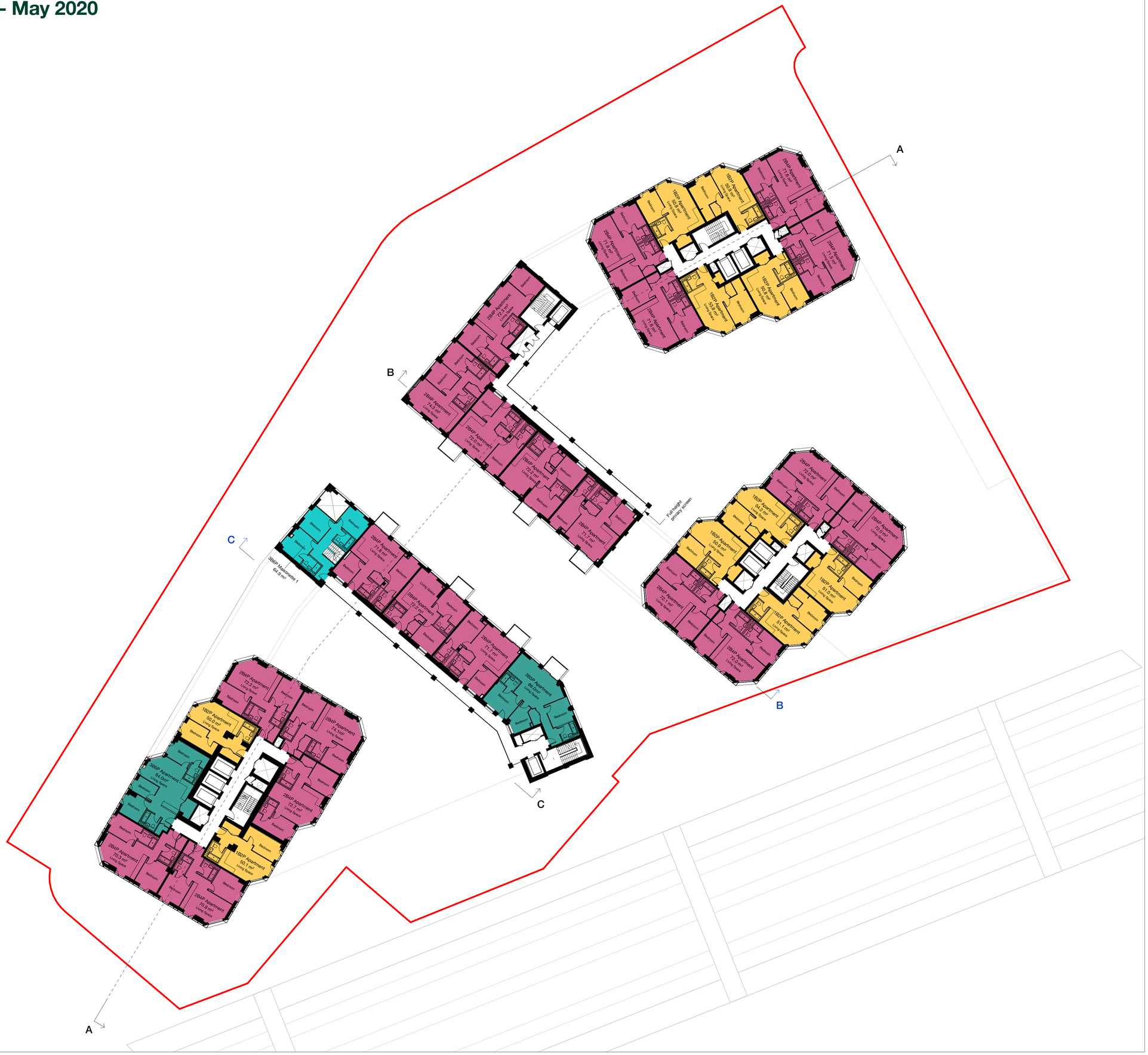
| Scale @ A1 | Date |
|---|---|
| 1 : 250 | Aug 2024 |

| Drawn By | Checked By |
|---|---|
| SG | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| VRS-HBA-ZZ-02-DR-A-080102 | P1 |

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

## Key

- Application Boundary
- 1B2P
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- 2B4P
- 3B5P
- 3B6P

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**Drawing**
Proposed Level 03 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | May 2020 |

| Drawn By | Checked By |
|---|---|
| NT | MC |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-03-DR-A-PL20_0103 | P1 |

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

Key

- Site Application Boundary
- 1B2P
- 2B4P
- 3B5P
- 3B6P

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浙建集團
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Manchester M1 2EH
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**Drawing**
Proposed Level 03 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | Aug 2024 |
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| Job Number | Status | Purpose of Issue |
|---|---|---|
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| Drawing No. | Rev |
|---|---|
| VRS-HBA-ZZ-03-DR-A-080103 | P1 |

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

## Key

- Application Boundary
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P

3C Tariff Street
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**Drawing**
Proposed Level 04 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | May 2020 |

| Drawn By | Checked By |
|---|---|
| NT | MC |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-04-DR-A-PL20_0104 | P1 |

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

Key

Site Application Boundary

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2B4P
3B5P
3B6P

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**Drawing**
Proposed Level 04 Floor Plan

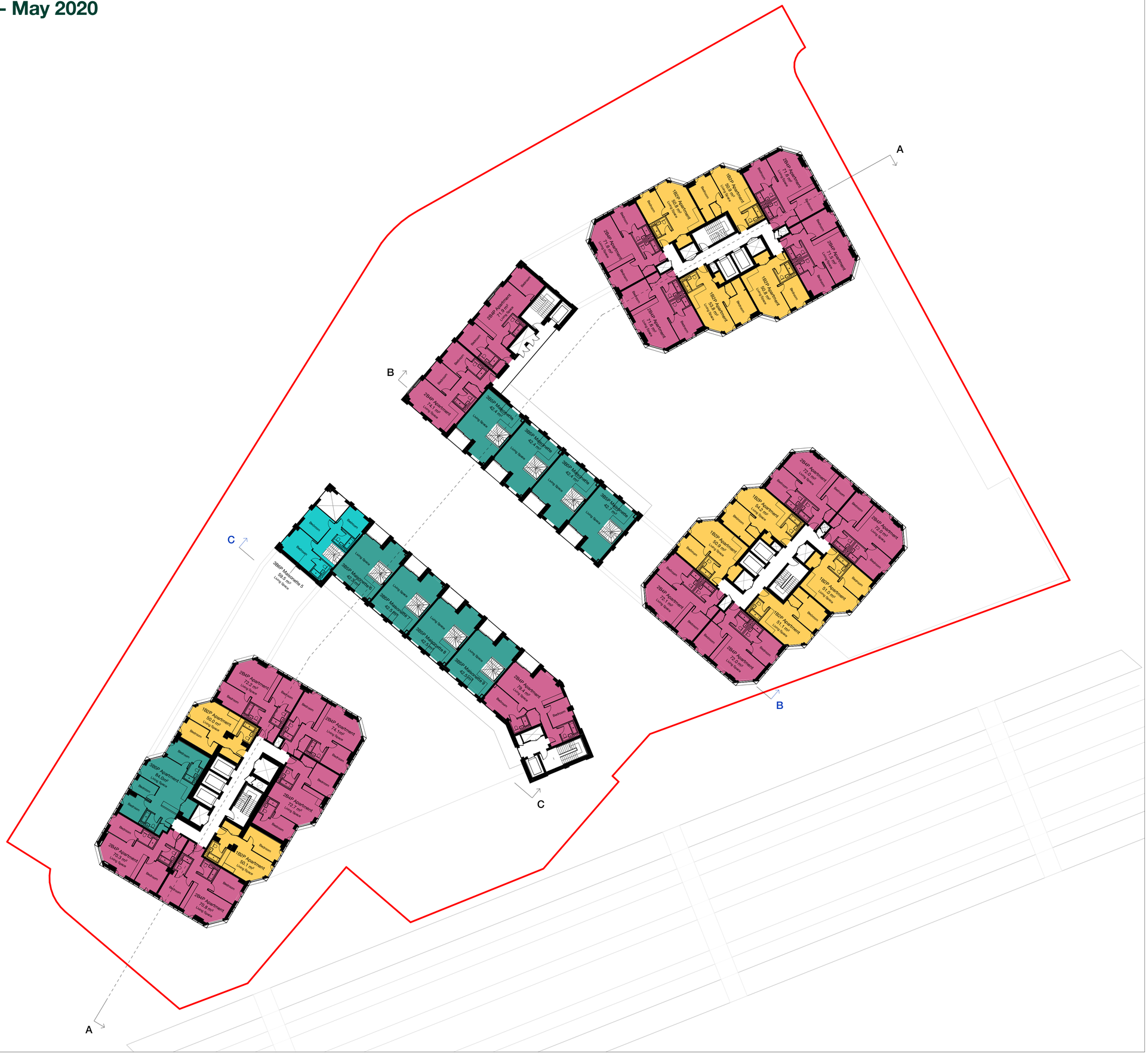
| Scale @ A1 | Date |
|---|---|
| 1 : 250 | Aug 2024 |

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|---|---|
| SG | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
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| Drawing No. | Rev |
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- 2B4P
- 3B5P
- 3B6P

3C Tariff Street
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**hawkinsbrown.com**

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**Drawing**
Proposed Level 05 Floor Plan

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|---|---|
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| Job Number | Status | Purpose of Issue |
|---|---|---|
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| Drawing No. | Rev |
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Key

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- 3B5P

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Manchester M1 2EH
mail@hawkinsbrown.com
**hawkinsbrown.com**
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**Drawing**
Proposed Level 05 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | Aug 2024 |

| Drawn By | Checked By |
|---|---|
| SG | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
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**Drawing No.** VRS-HBA-ZZ-05-DR-A-080105
**Rev** P1

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

## Key

- Application Boundary
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P

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Victoria Riverside
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Manchester

**North**

**Drawing**
Proposed Level 06-11 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | May 2020 |
| **Drawn By** | **Checked By** |
| NT | MC |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** DAST-HBA-00-06-DR-A-PL20_0106 **Rev** P1

# NMA Planning Drawing




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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

Key

- Site Application Boundary
- 1B2P
- 2B4P
- 3B5P

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浙建集團
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
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Victoria Riverside
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Manchester

**North**

**Drawing**
Proposed Level 06-07 Floor Plan

| Scale @ A1 | Date |
|---|---|
| 1 : 250 | Aug 2024 |
| **Drawn By** | **Checked By** |
| SG | NT |

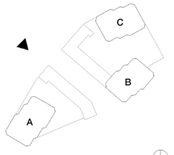
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| VRS-HBA-ZZ-06-DR-A-080106 | P1 |

# Planning Drawing - May 2020

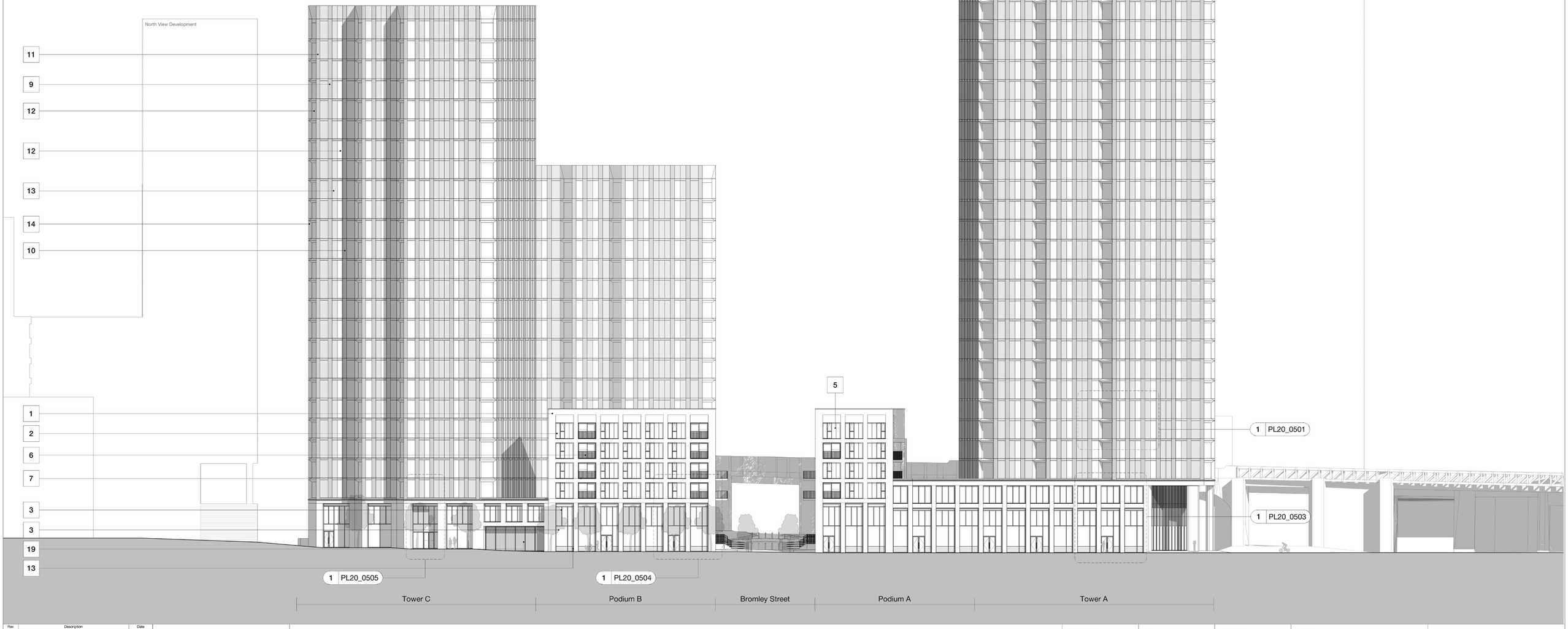
**Key:**

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




North View Development

Plot 4 Meadowside Development




| Rev | Description | Date |
|---|---|---|
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| | | | |
|---|---|---|---|
| Scale @ A0<br>1 : 200 | Date<br>May 2020 | Job Number<br>18059 | Project<br>Victoria Riverside<br>Dantzic Street<br>Manchester |
| Drawn By<br>NT | Checked By<br>MC | Status<br>S2 | |
| Drawing No.<br>DAST-HBA-00-ZZ-DR-A-PL20_0201 | Rev<br>P1 | Purpose of Issue<br>For Planning | Drawing<br>Proposed GA Site Elevation - Dantzic Street |

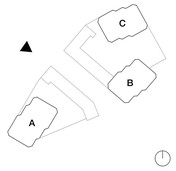
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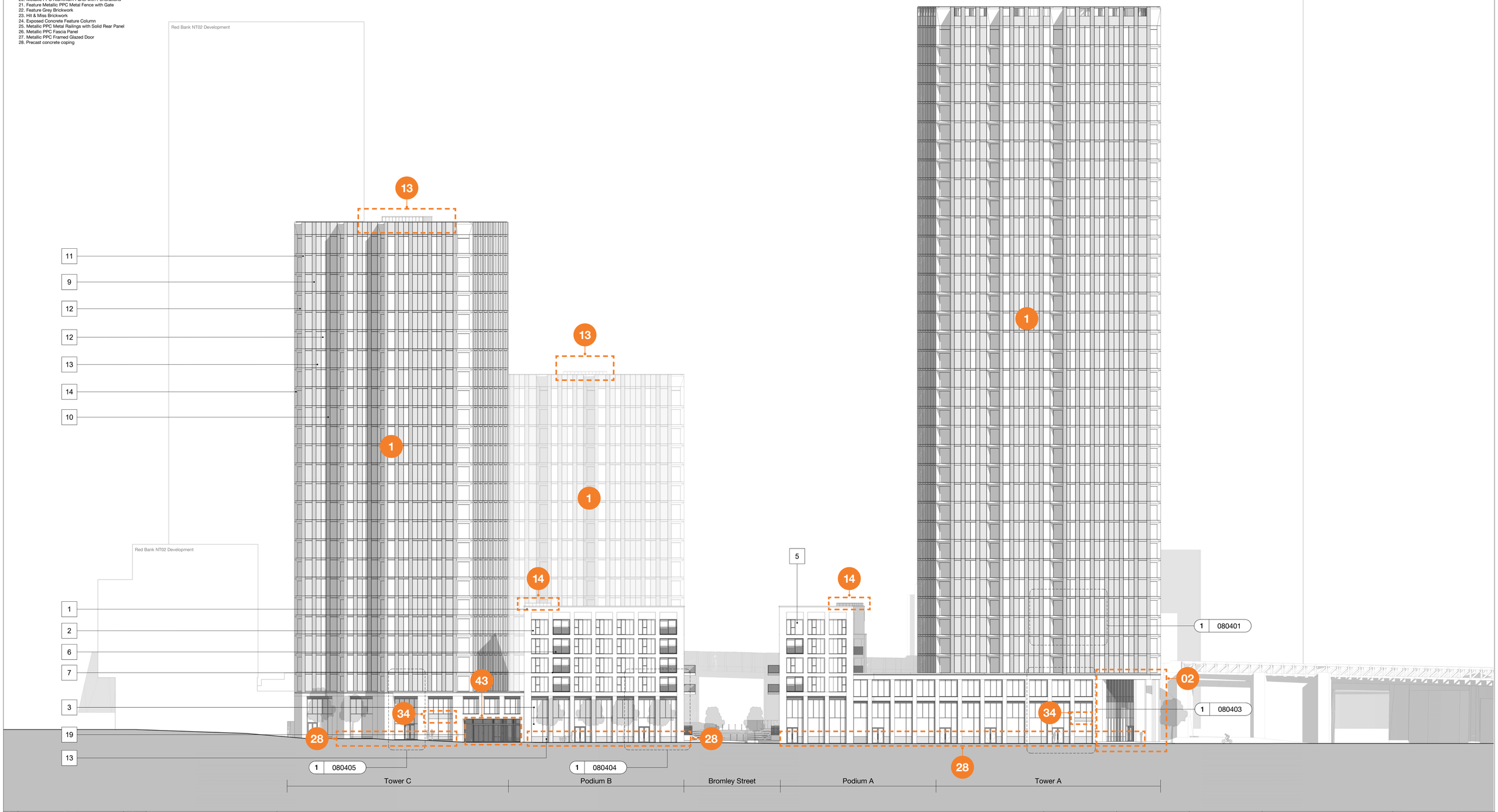
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# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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| | | | |
|---|---|---|---|
| Scale @ A0<br>1 : 200 | Date<br>Aug 2024 | Job Number<br>18059 | Project<br>Victoria Riverside<br>Dantzic Street<br>Manchester |
| Drawn By<br>AP | Checked By<br>NT | Status<br>S2 | |
| Drawing No.<br>VRS-HBA-ZZ-XX-DR-A-080201 | Rev<br>P1 | Purpose of Issue<br>For Planning | Drawing<br>Proposed GA Site Elevation - Dantzic Street |

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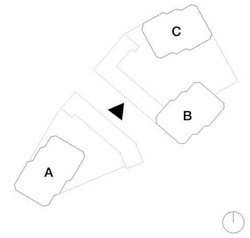
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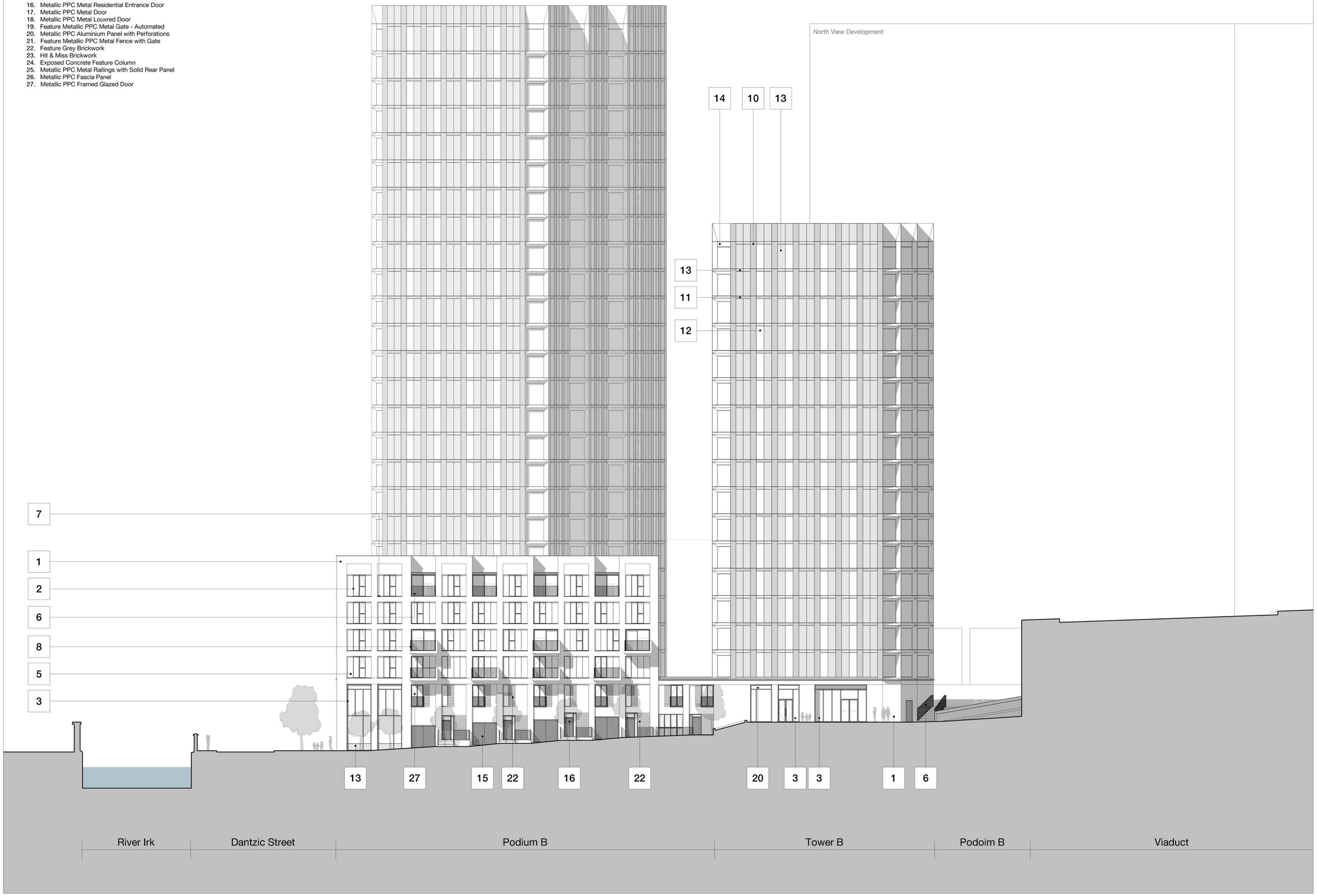
# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
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19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




North View Development




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**Drawing**
Proposed GA Elevation - Bromley Street Facing Towers B and C

| Scale @ A1 | Date |
|---|---|
| 1 : 200 | May 2020 |
| **Drawn By** | **Checked By** |
| NT | MC |

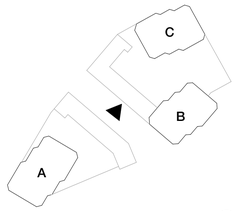
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0204 | P1 |

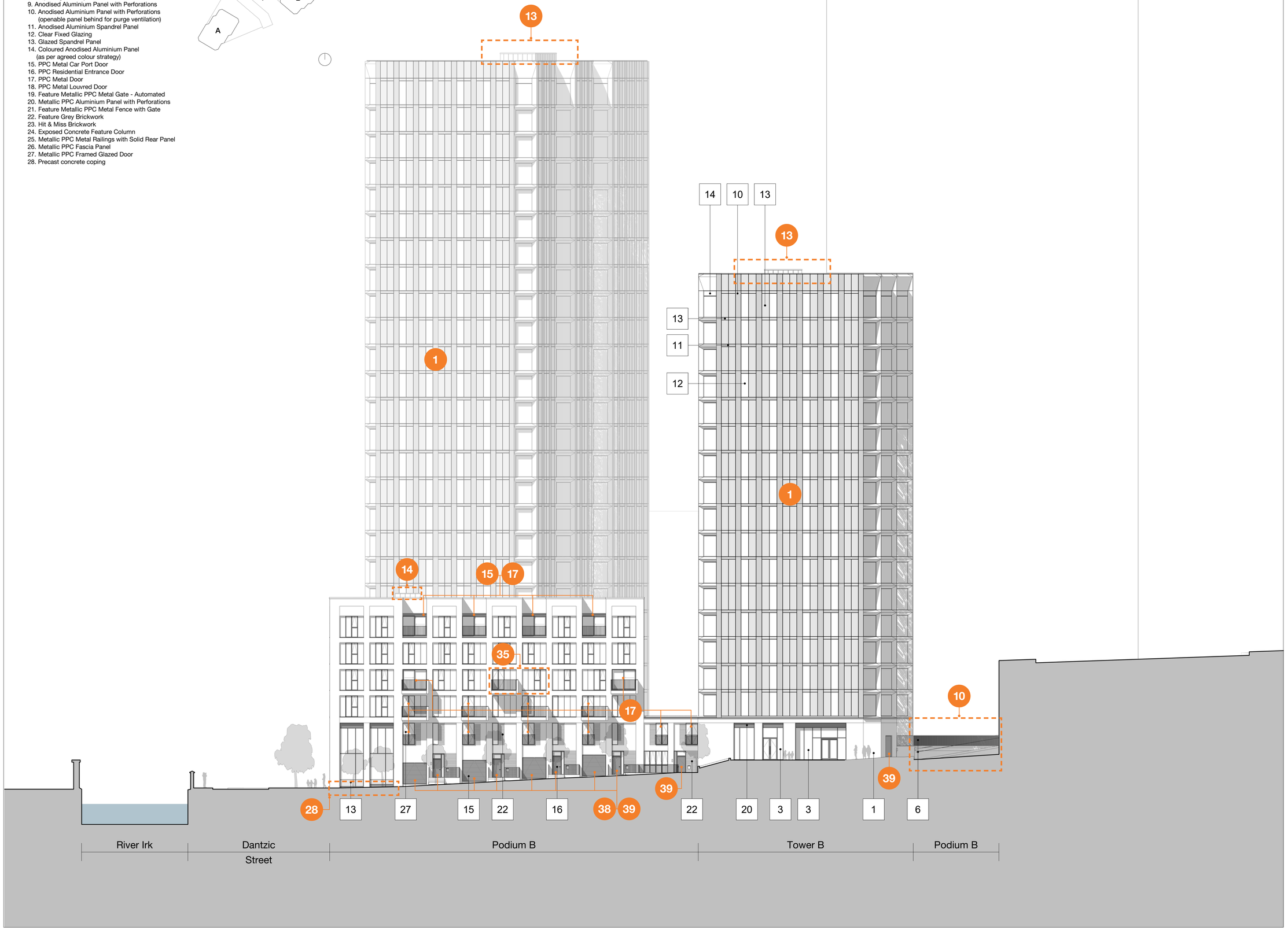
# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




Red Bank NT02 Development




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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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華營建築(英國)有限公司
浙建集團
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
**hawkinsbrown.com**
Hawkins\Brown

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Bromley Street Facing Towers B and C

| Scale @ A1 | Date |
|---|---|
| 1 : 200 | Aug 2024 |
| **Drawn By** | **Checked By** |
| AP | NT |

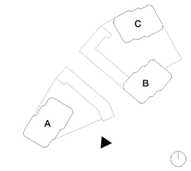
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-ZZ-XX-DR-A-080204 **Rev** P1

# Planning Drawing - May 2020

**Key:**

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door







North View Development

| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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| | | | |
|---|---|---|---|
| Scale @ A0<br>1 : 200 | Date<br>May 2020 | Job Number<br>18059 | Project<br>Victoria Riverside<br>Dantzic Street<br>Manchester |
| Drawn By<br>MV | Checked By<br>NT | Status<br>S2 | |
| Drawing No.<br>DAST-HBA-00-ZZ-DR-A-PL20_0207 | Rev<br>P1 | Purpose of Issue<br>For Planning | Drawing<br>Proposed GA Elevation - Viaduct |

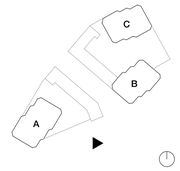
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Manchester M1 2FF
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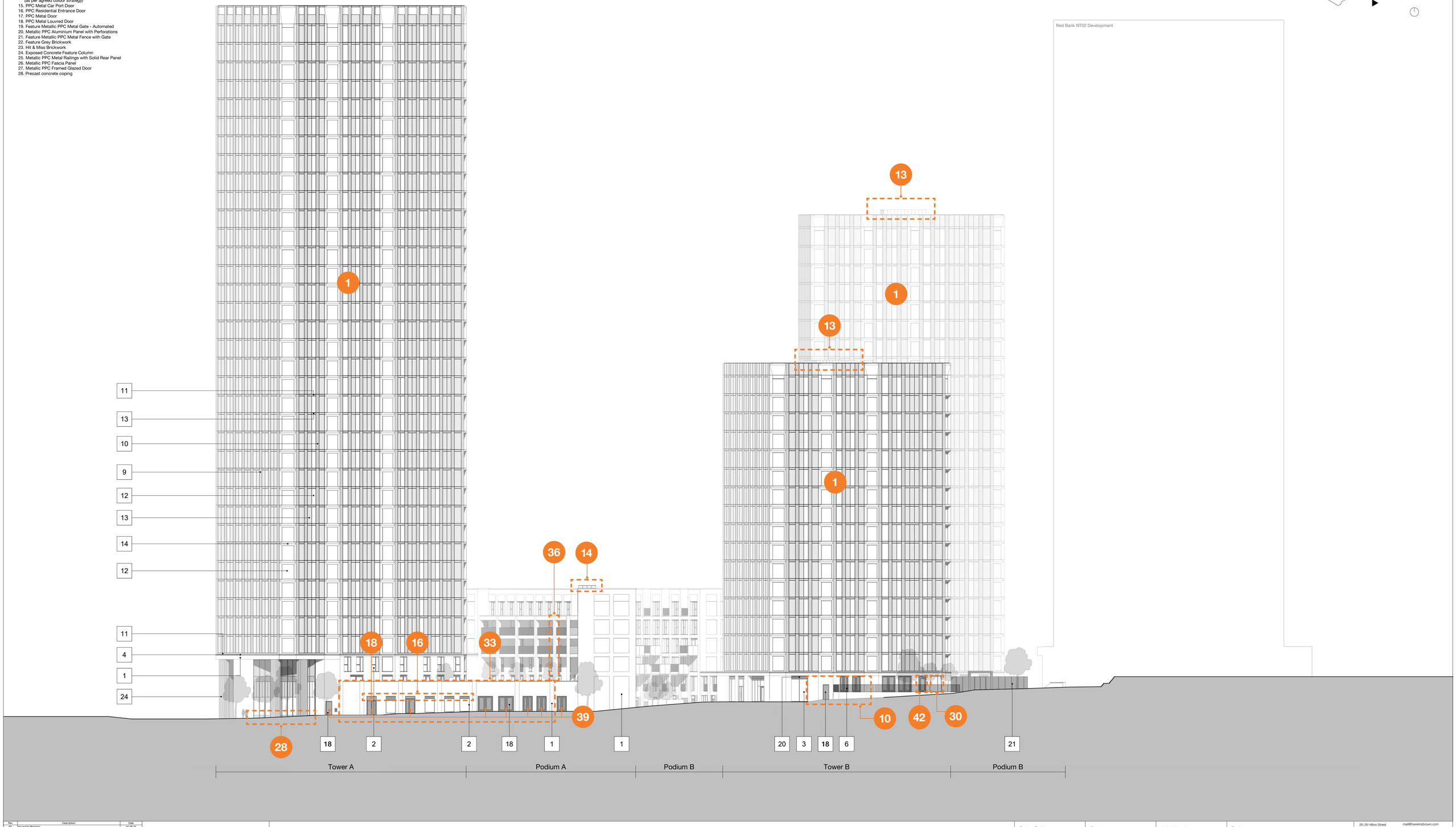
# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




Red Bank NT02 Development




| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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| | | | |
|---|---|---|---|
| Scale @ A0<br>1 : 200 | Date<br>Aug 2024 | Job Number<br>18059 | Project<br>Victoria Riverside<br>Dantzic Street<br>Manchester |
| Drawn By<br>AP | Checked By<br>NT | Status<br>S2 | |
| Drawing No.<br>VRS-HBA-ZZ-XX-DR-A-080207 | Rev<br>P1 | Purpose of Issue<br>For Planning | Drawing<br>Proposed GA Elevation - Viaduct |

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mail@hawkinsbrown.com
hawkinsbrown.com

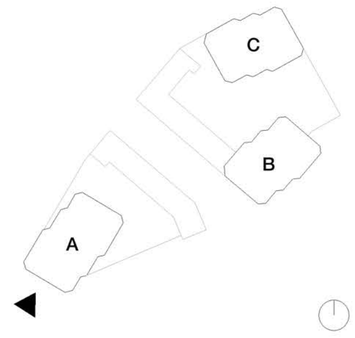
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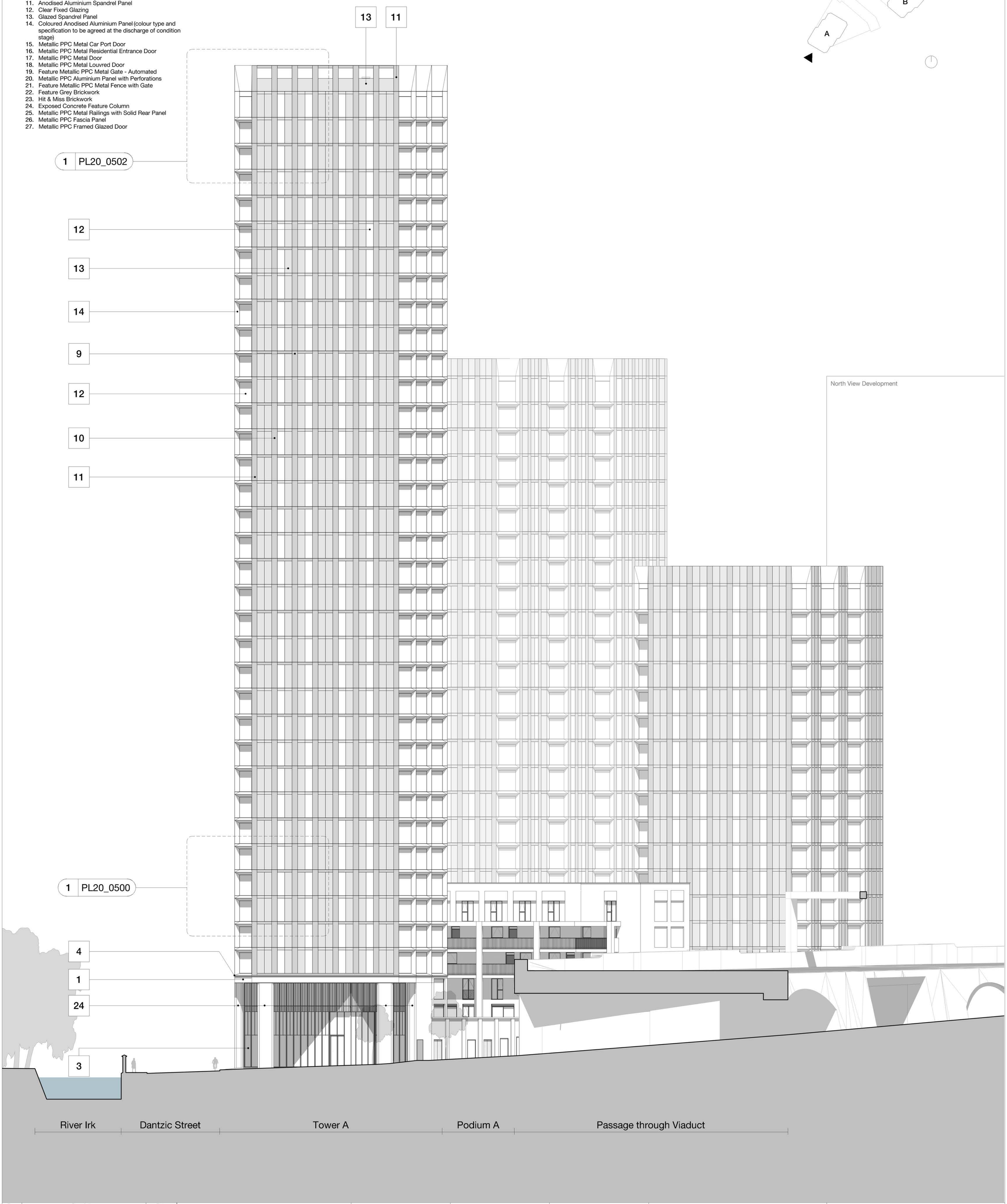
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華營建築(英國)有限公司

# Planning Drawing - May 2020

**Key:**

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
NT

**Checked By**
MC

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0200

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Site Elevation - Gould St

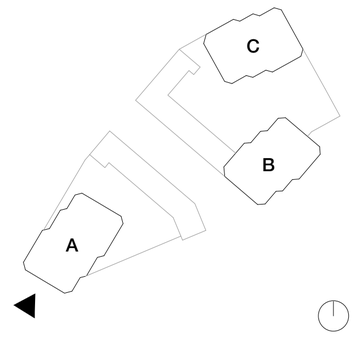
3C Tariff Street
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**hawkinsbrown.com**

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# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




Red Bank NT02 Development




| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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**Scale @ A1**
1 : 200

**Date**
Aug 2024

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
VRS-HBA-ZZ-XX-DR-A-080200

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Site Elevation Gould Street

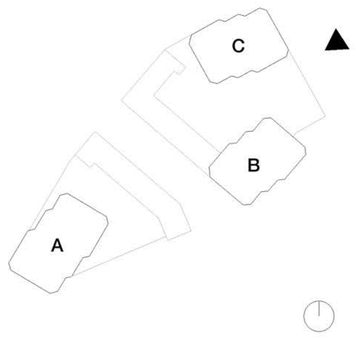
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Manchester M1 2EH
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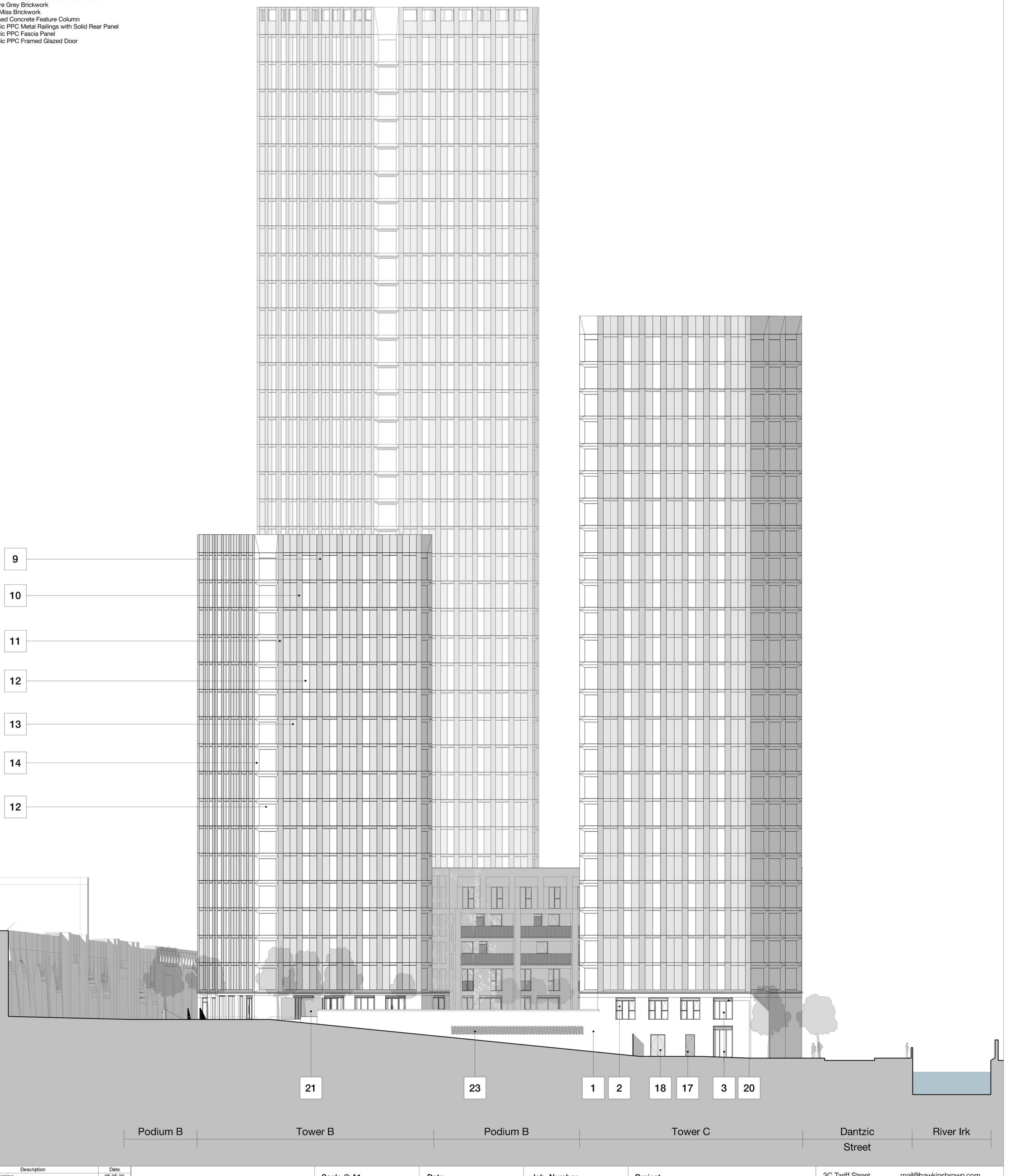
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# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
NT

**Checked By**
MC

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0202

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Site Elevation - North View
Site Boundary

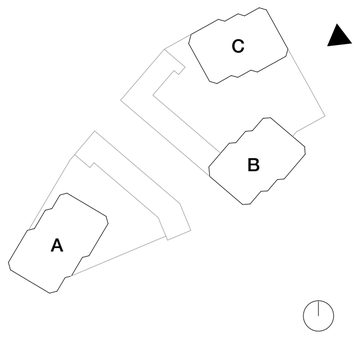
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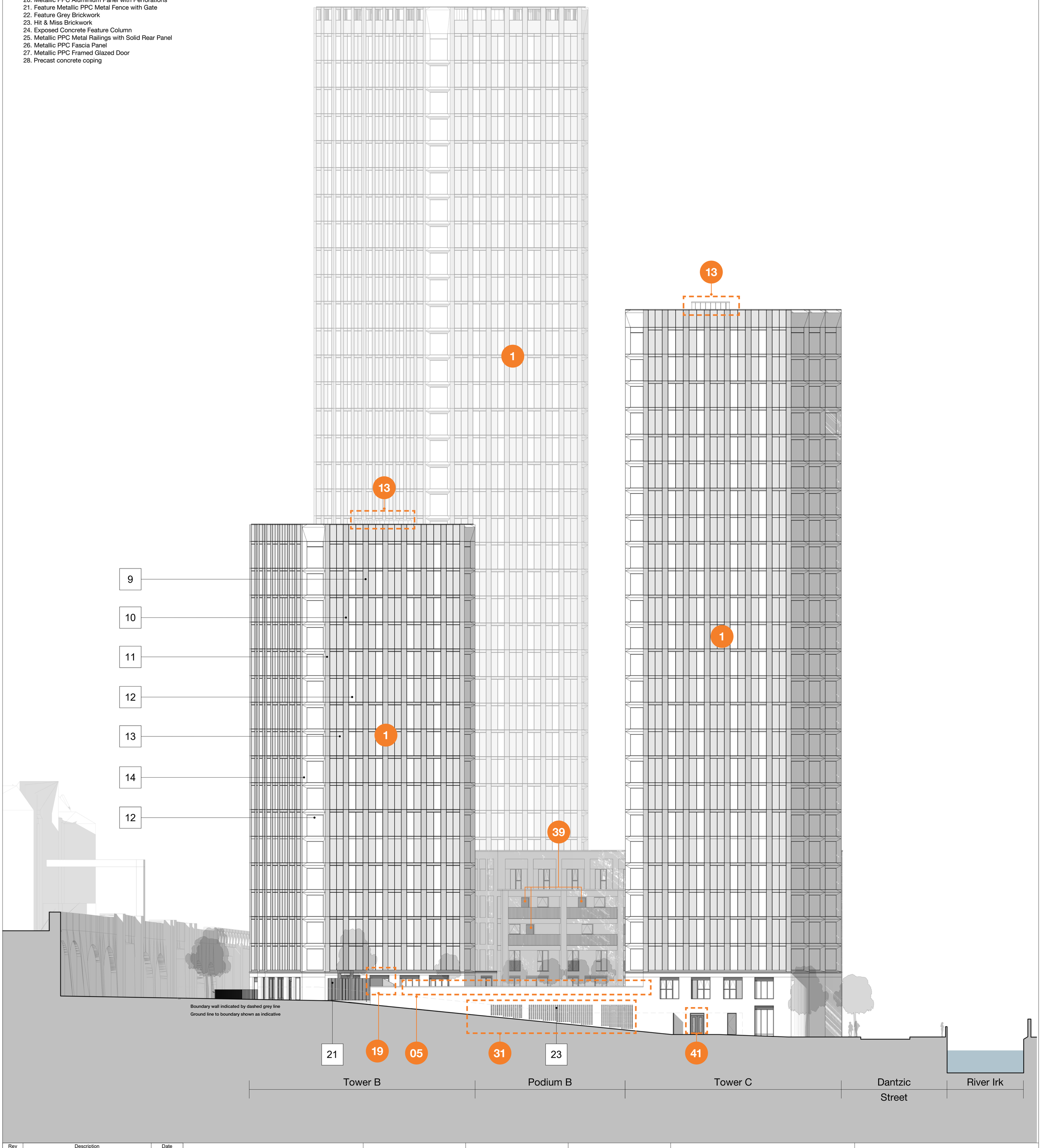
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# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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**Scale @ A1**
1 : 200

**Date**
Aug 2024

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
VRS-HBA-ZZ-XX-DR-A-080202

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Site Elevation - North View Site Boundary

26-28 Hilton Street
Manchester M1 2EH

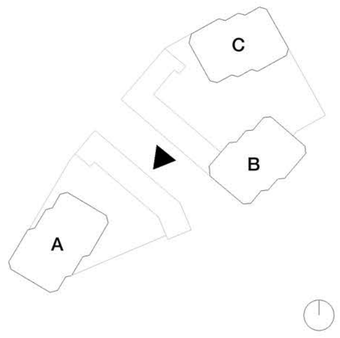
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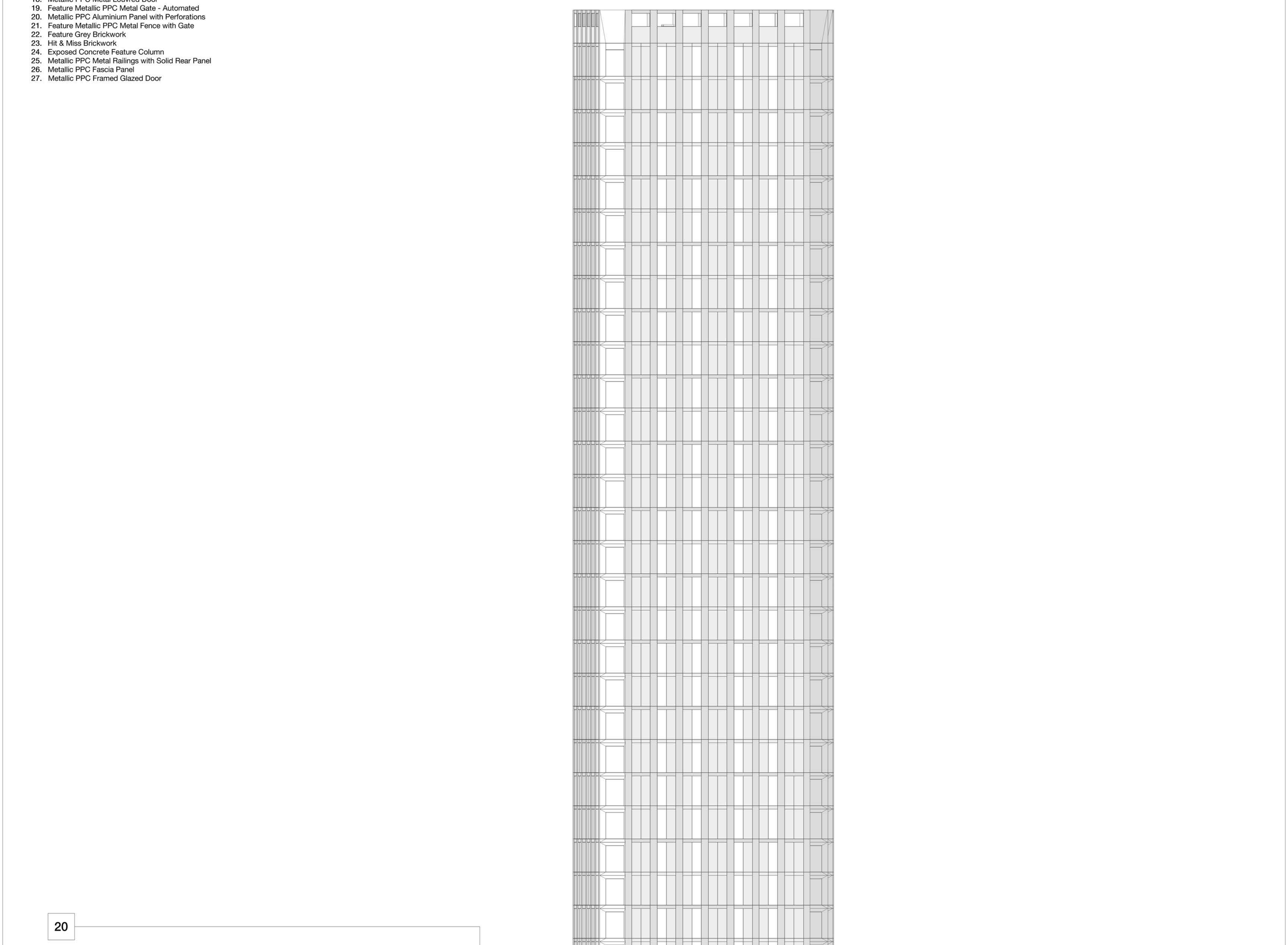
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# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
NT

**Checked By**
MC

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0203

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Bromley Street Facing Tower A

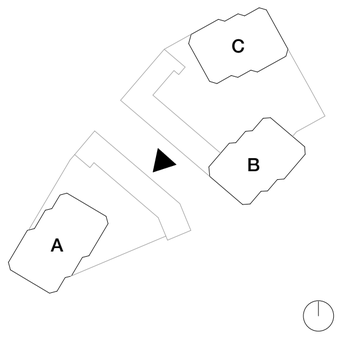
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**hawkinsbrown.com**

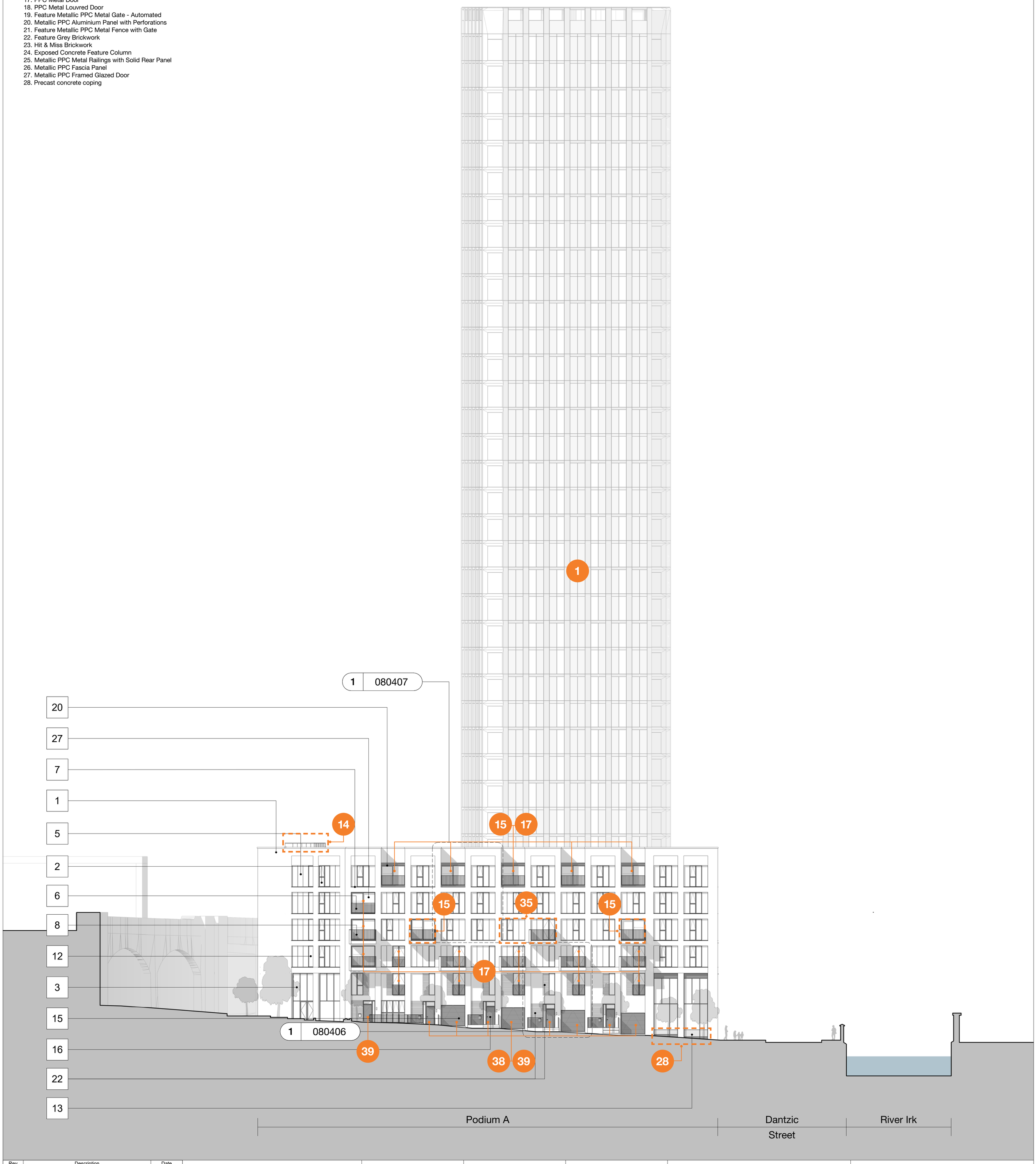
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Brown

# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
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11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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| | | |
|---|---|---|
| **Scale @ A1** 1 : 200 | **Date** Aug 2024 | **Job Number** 18059 |
| **Drawn By** AP | **Checked By** NT | **Status - Purpose of Issue** For Planning |
| **Drawing No.** VRS-HBA-ZZ-XX-DR-A-080203 | **Rev** P1 | **Status** S2 |

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Site Elevation - Bromley Street Facing Tower A

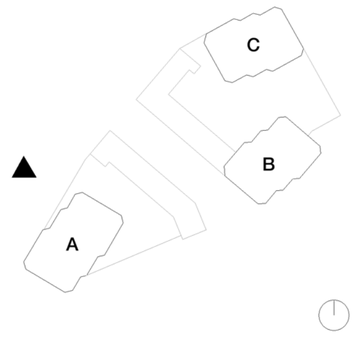
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
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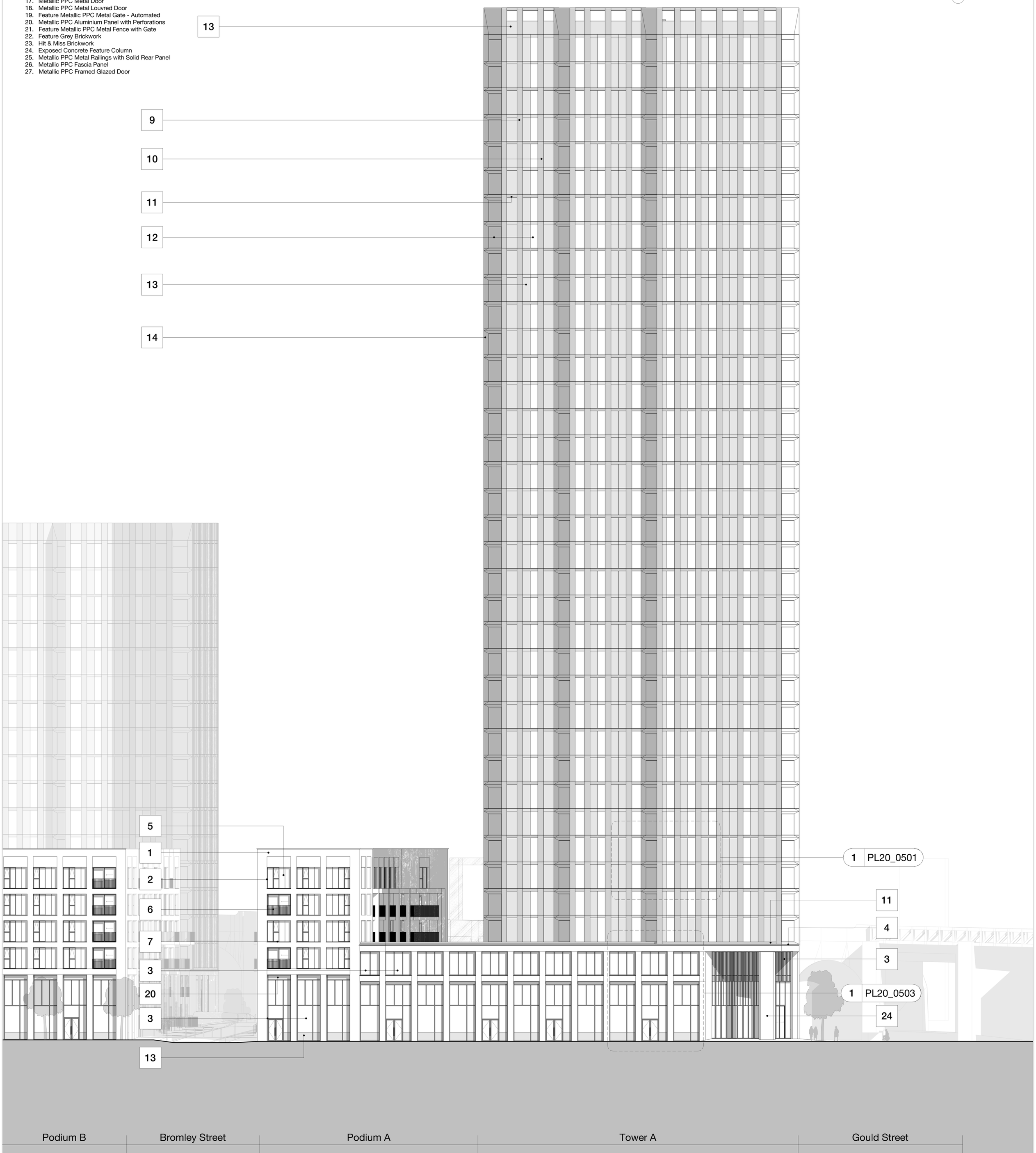
Hawkins\
Brown

# Planning Drawing - May 2020

**Key:**

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
NT

**Checked By**
MC

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0205

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Dantzic St
Tower A

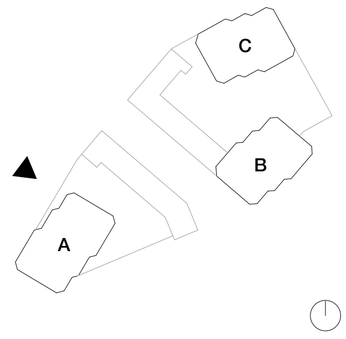
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Manchester M1 2FF
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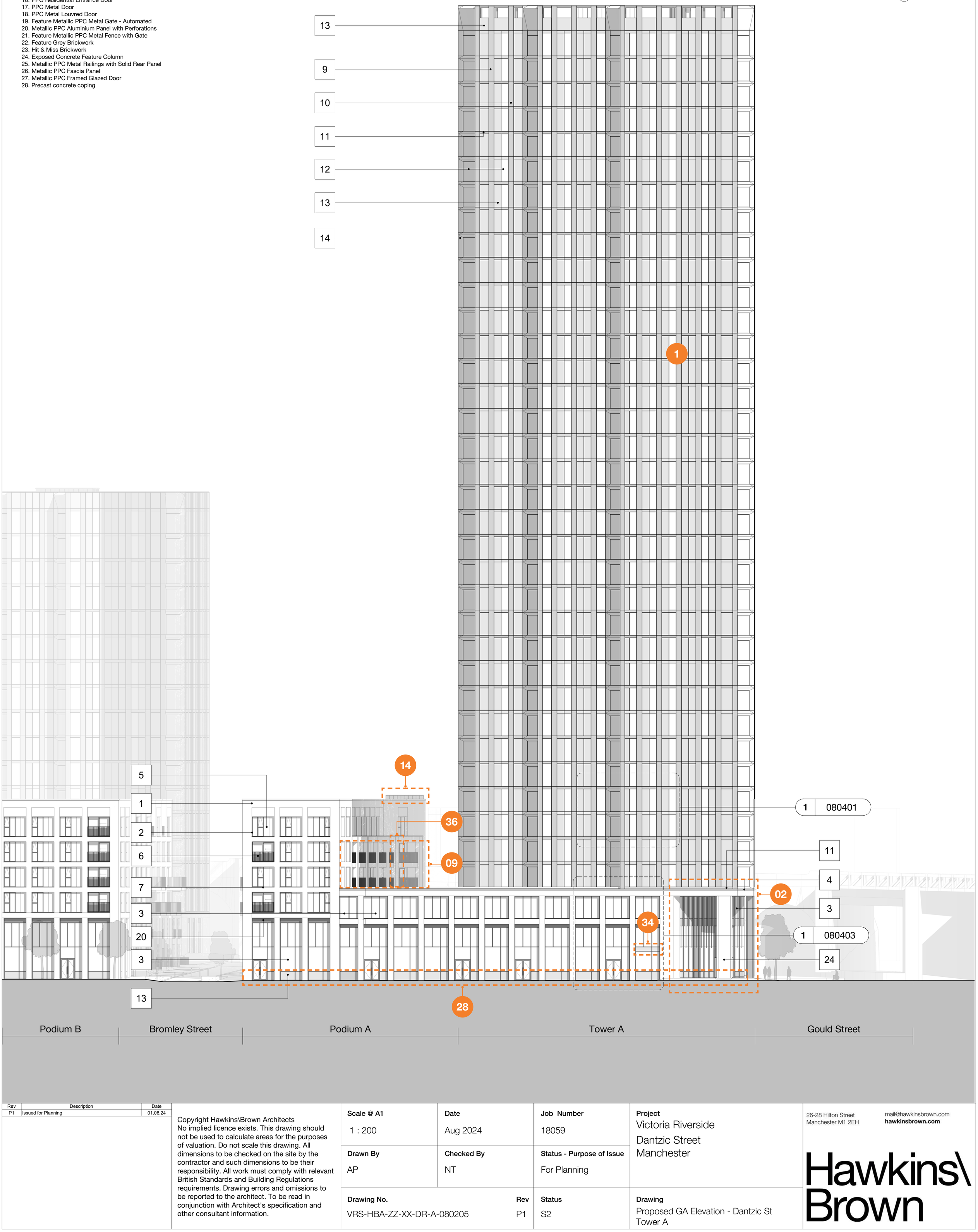
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Brown

# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




| Rev | Description | Date |
|---|---|---|
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| | | |
|---|---|---|
| **Scale @ A1** 1 : 200 | **Date** Aug 2024 | **Job Number** 18059 |
| **Drawn By** AP | **Checked By** NT | **Status - Purpose of Issue** For Planning |
| **Drawing No.** VRS-HBA-ZZ-XX-DR-A-080205 | **Rev** P1 | **Status** S2 |

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Dantzic St
Tower A

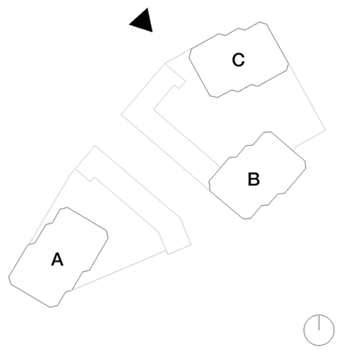
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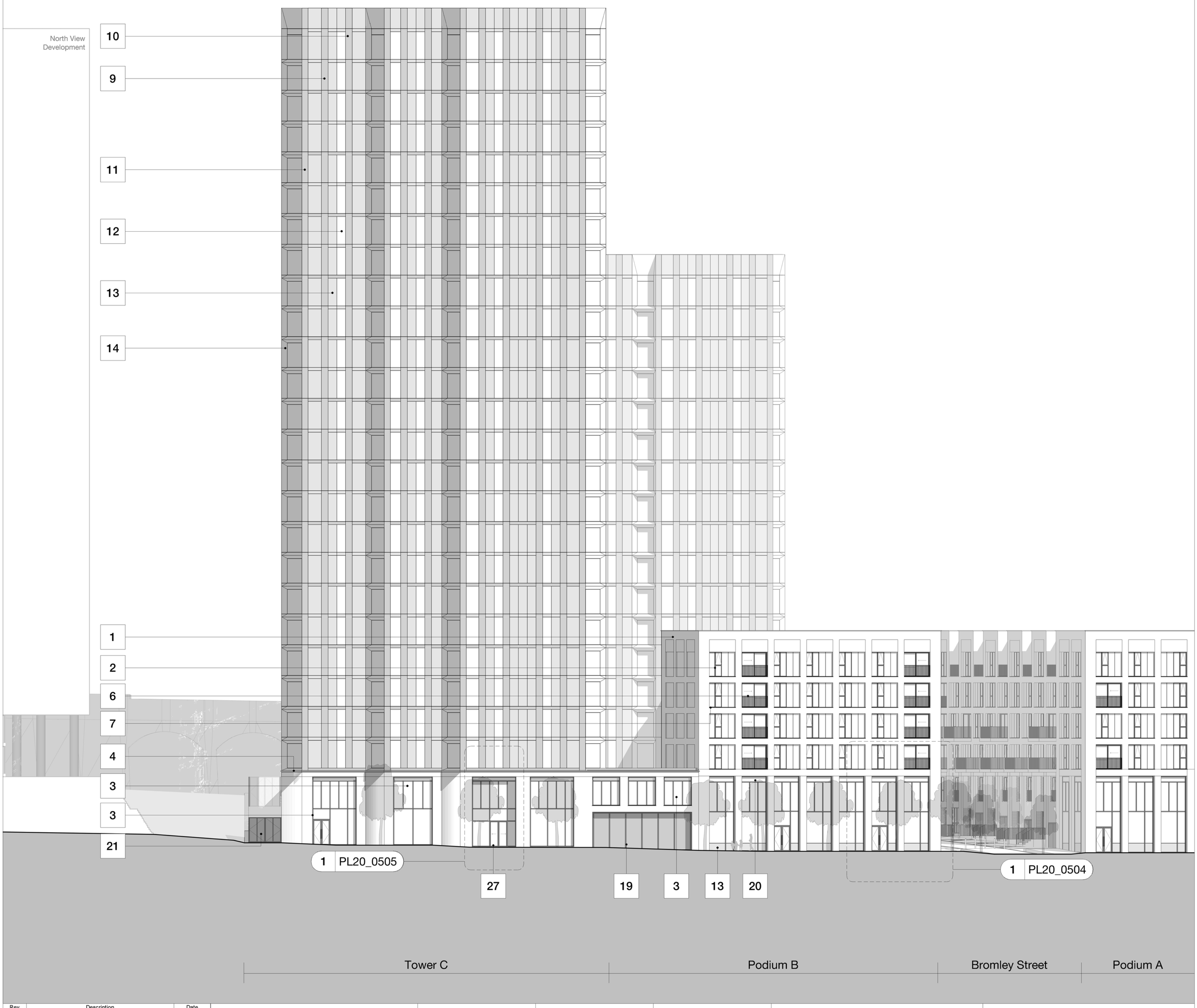
# Planning Drawing - May 2020

**Key:**

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




North View
Development




| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
NT

**Checked By**
MC

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0206

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Dantzic St
Tower C

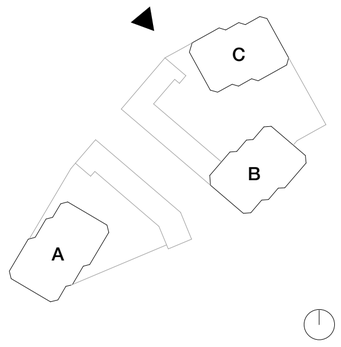
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mail@hawkinsbrown.com
**hawkinsbrown.com**

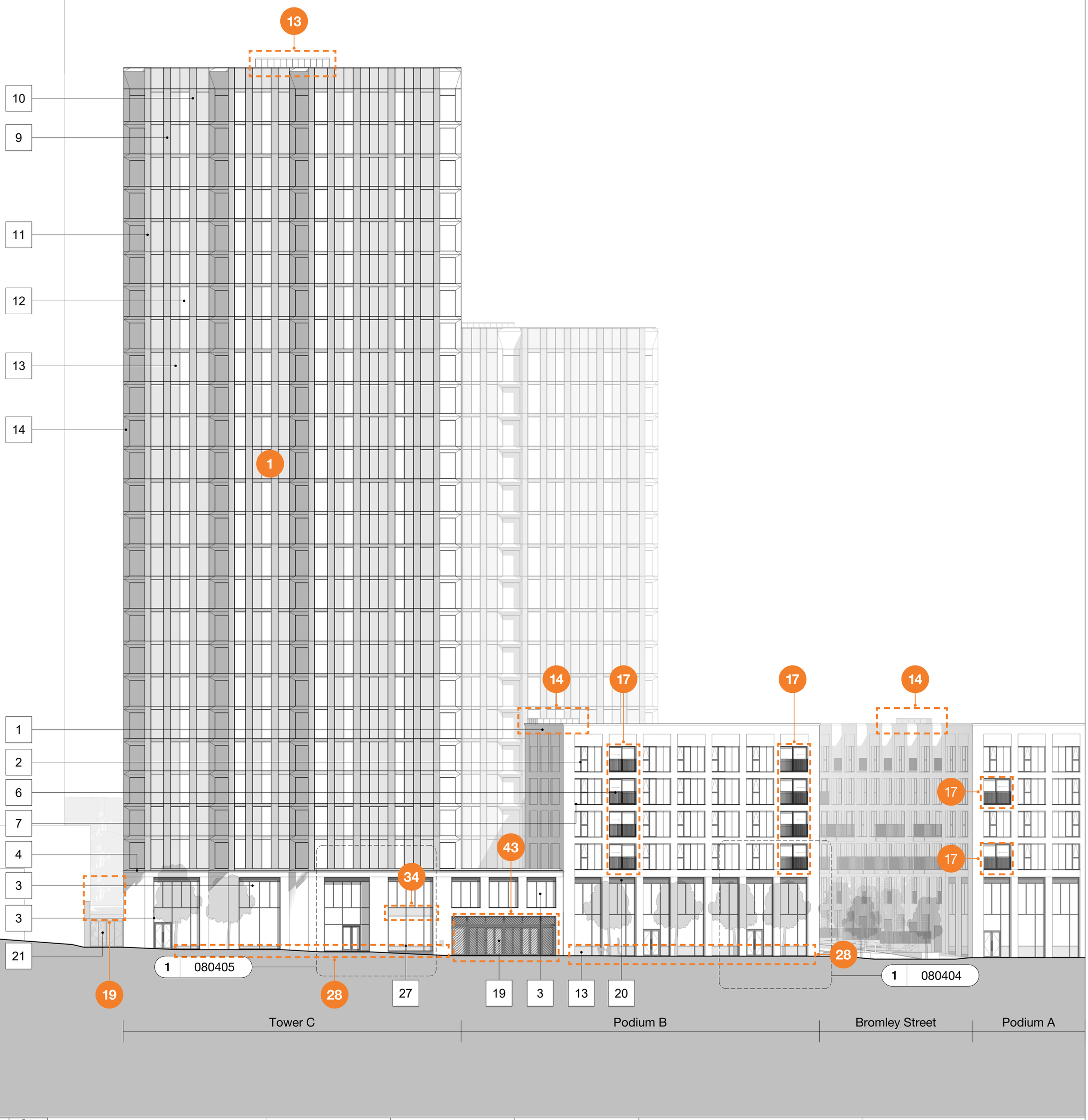
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Brown

# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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**Scale @ A1**
1 : 200

**Date**
Aug 2024

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
VRS-HBA-ZZ-XX-DR-A-080206

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Dantzic St Tower C

26-28 Hilton Street
Manchester M1 2EH

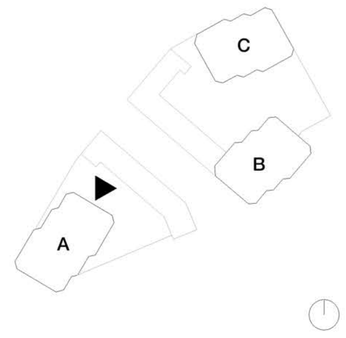
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# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
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11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door







Plot 4 Meadowside Development

| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0208

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Podium A Facing Tower A

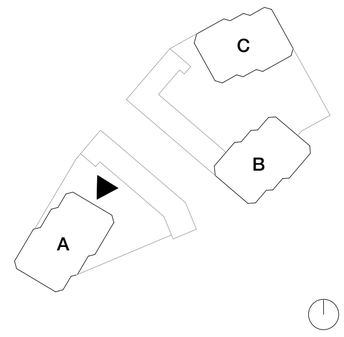
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# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
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13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping







Plot 4 Meadowside Development

| Rev | Description | Date |
|---|---|---|
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**Date** Aug 2024

**Job Number** 18059

**Drawn By** AP

**Checked By** NT

**Status - Purpose of Issue** For Planning

**Drawing No.** VRS-HBA-ZZ-XX-DR-A-080208

**Rev** P1

**Status** S2

**Project** Victoria Riverside
Dantzic Street
Manchester

**Drawing** Proposed GA Elevation - Podium A Facing Tower A

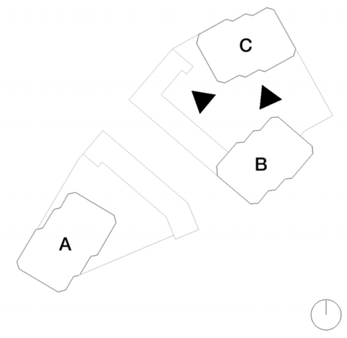
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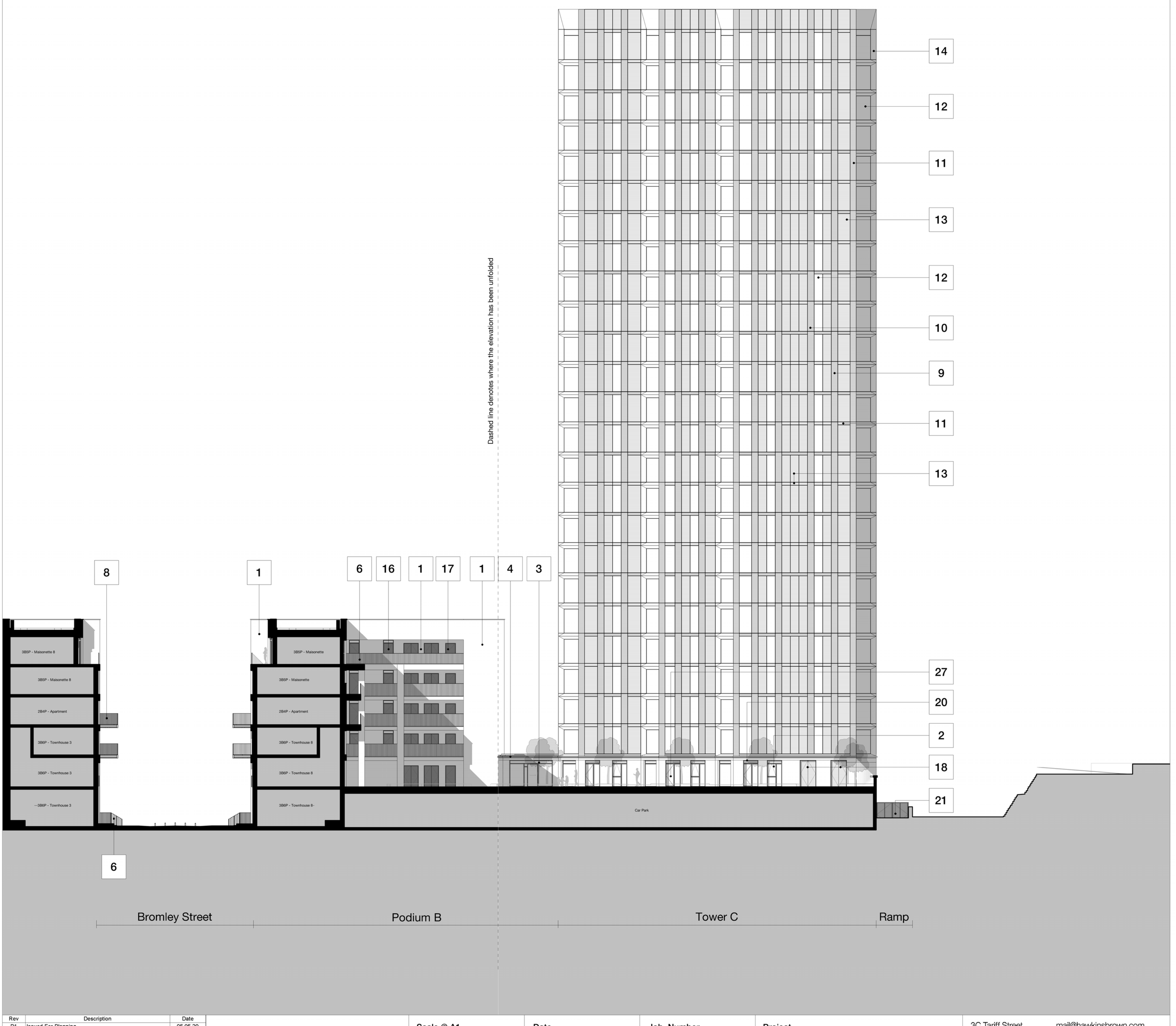
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# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




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| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0209

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Podium B Facing Tower C

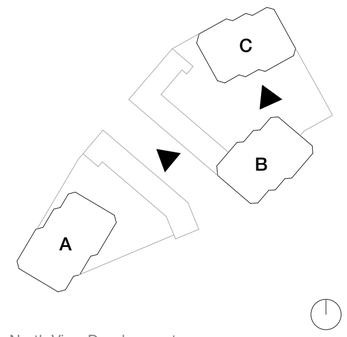
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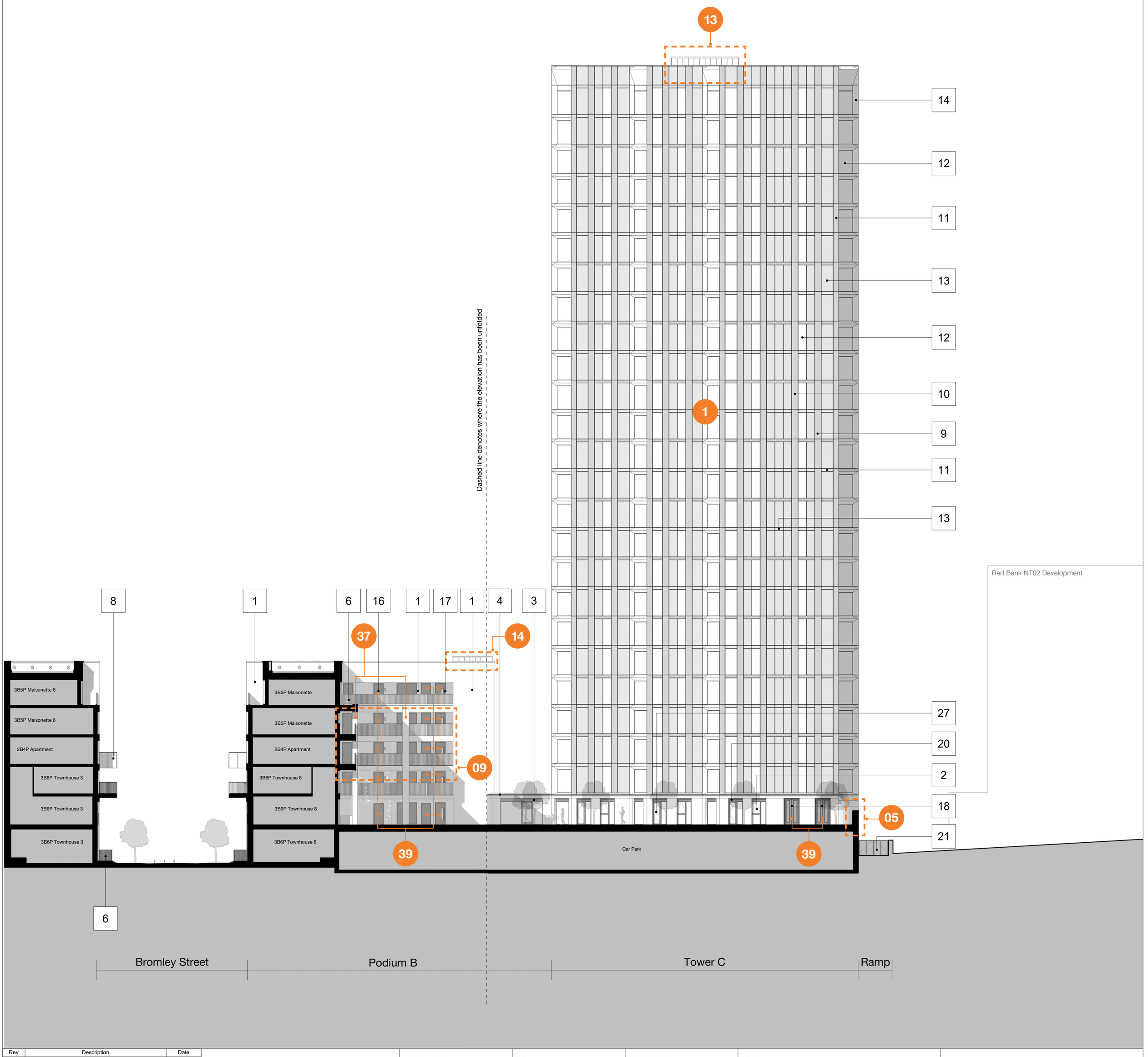
# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
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16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




North View Development




Red Bank NT02 Development

| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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**Scale @ A1**
1 : 200

**Date**
Aug 2024

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
VRS-HBA-ZZ-XX-DR-A-080209

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Podium B Facing Tower C

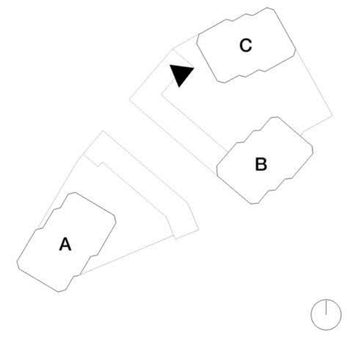
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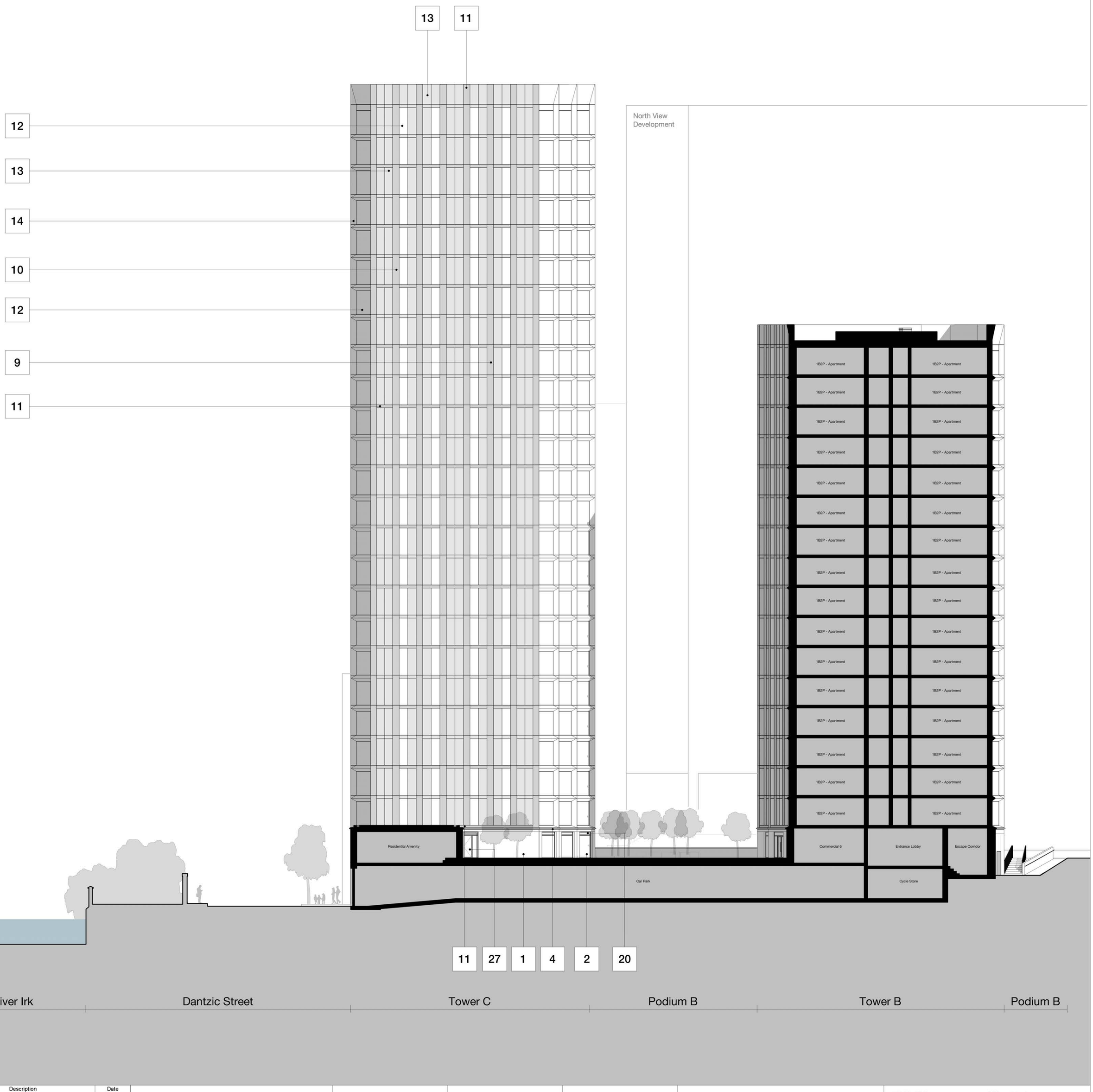
# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
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8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




North View
Development




| Rev | Description | Date |
|---|---|---|
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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0210

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Podium B Facing Tower C (Gable)

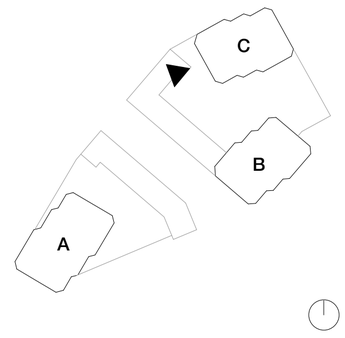
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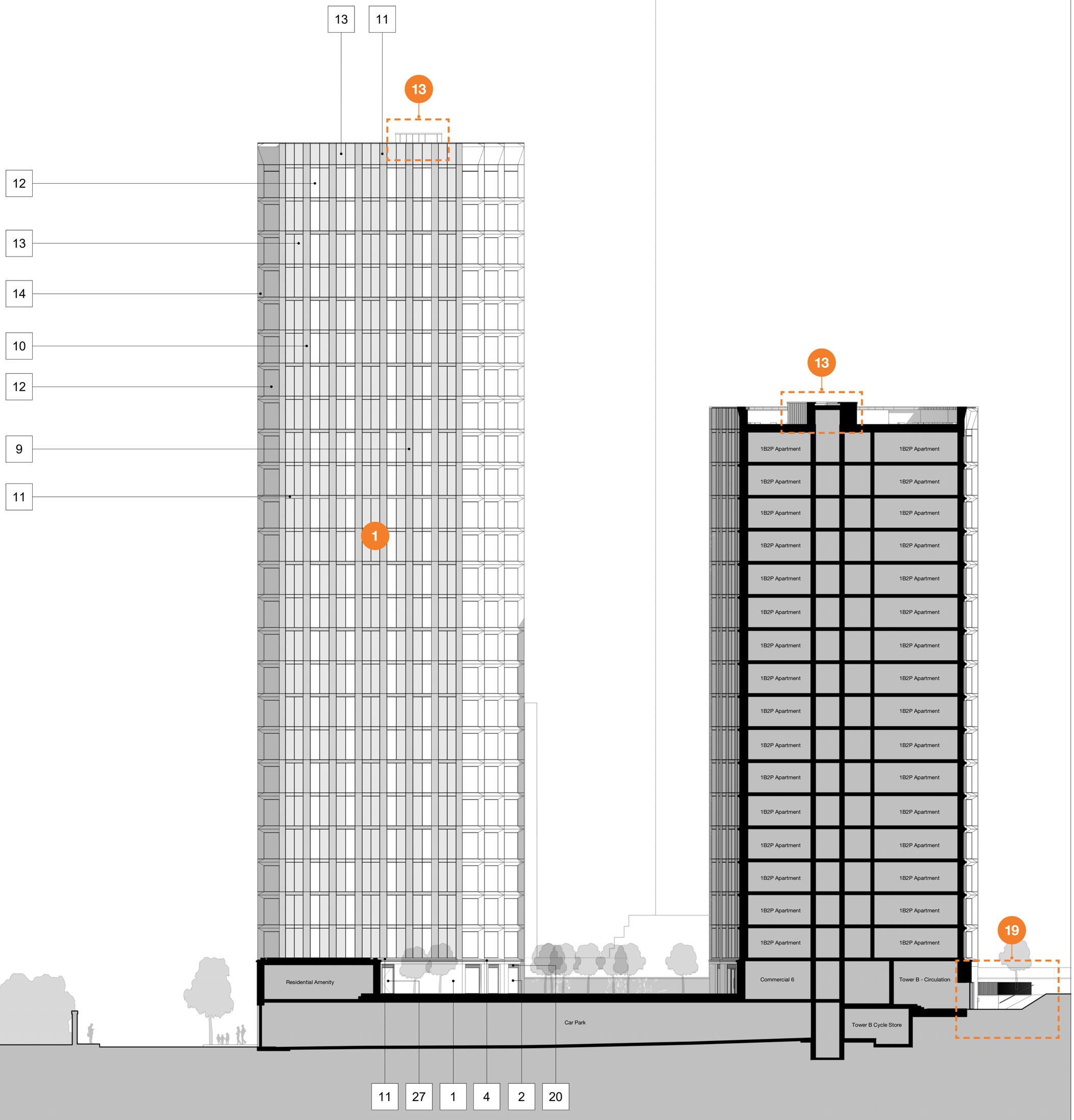
# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




Red Bank NT02 Development




| Rev | Description | Date |
|---|---|---|
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**Scale @ A1**
1 : 200

**Date**
Aug 2024

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
VRS-HBA-ZZ-XX-DR-A-080210

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Podium B Facing Tower C (Gable)

26-28 Hilton Street
Manchester M1 2EH

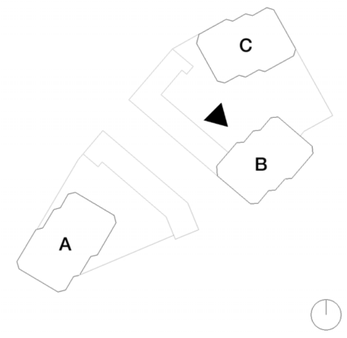
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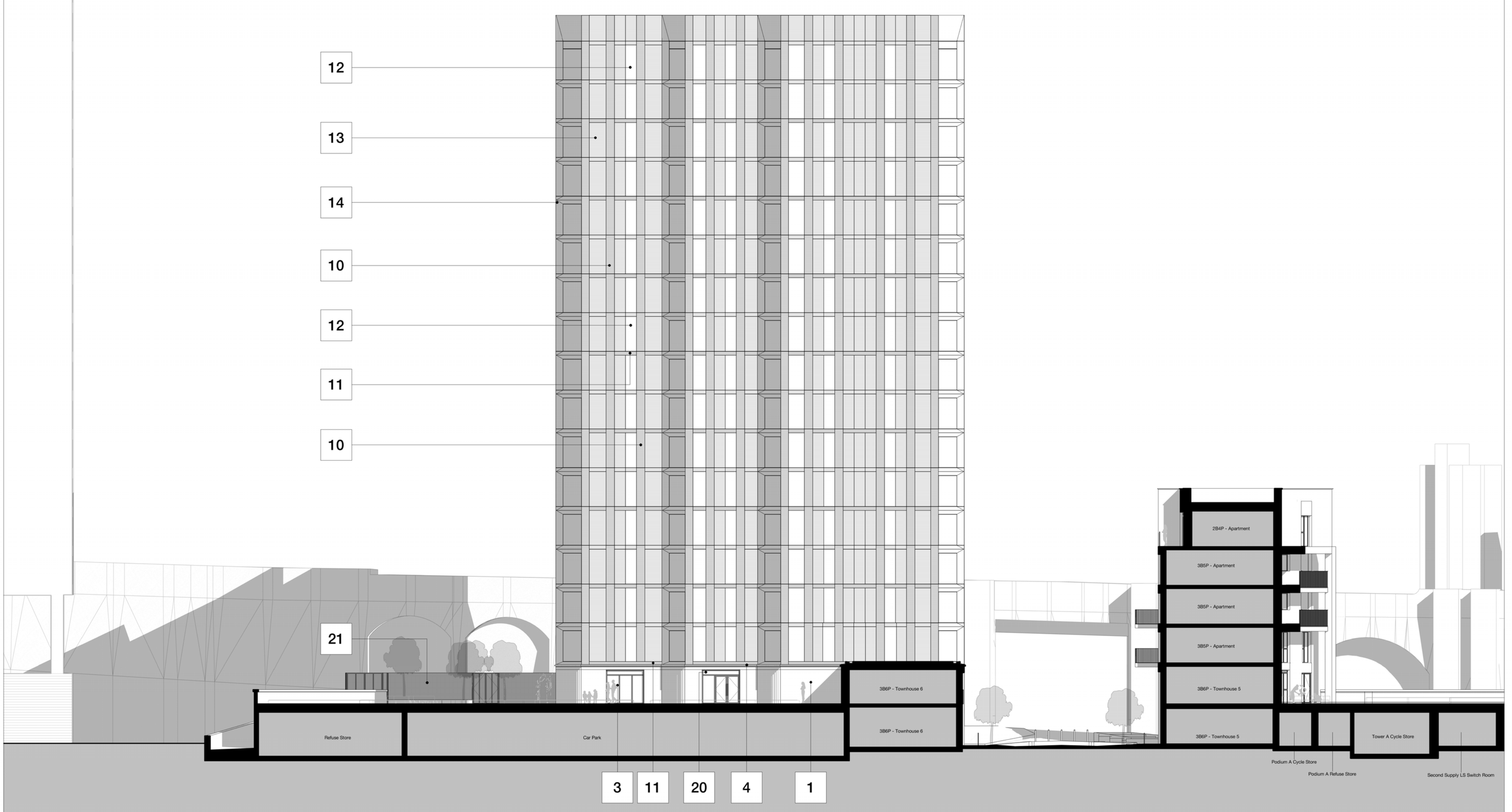
# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




North View
Development




| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0211

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Podium B Facing Tower B

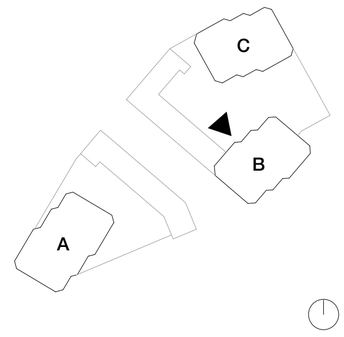
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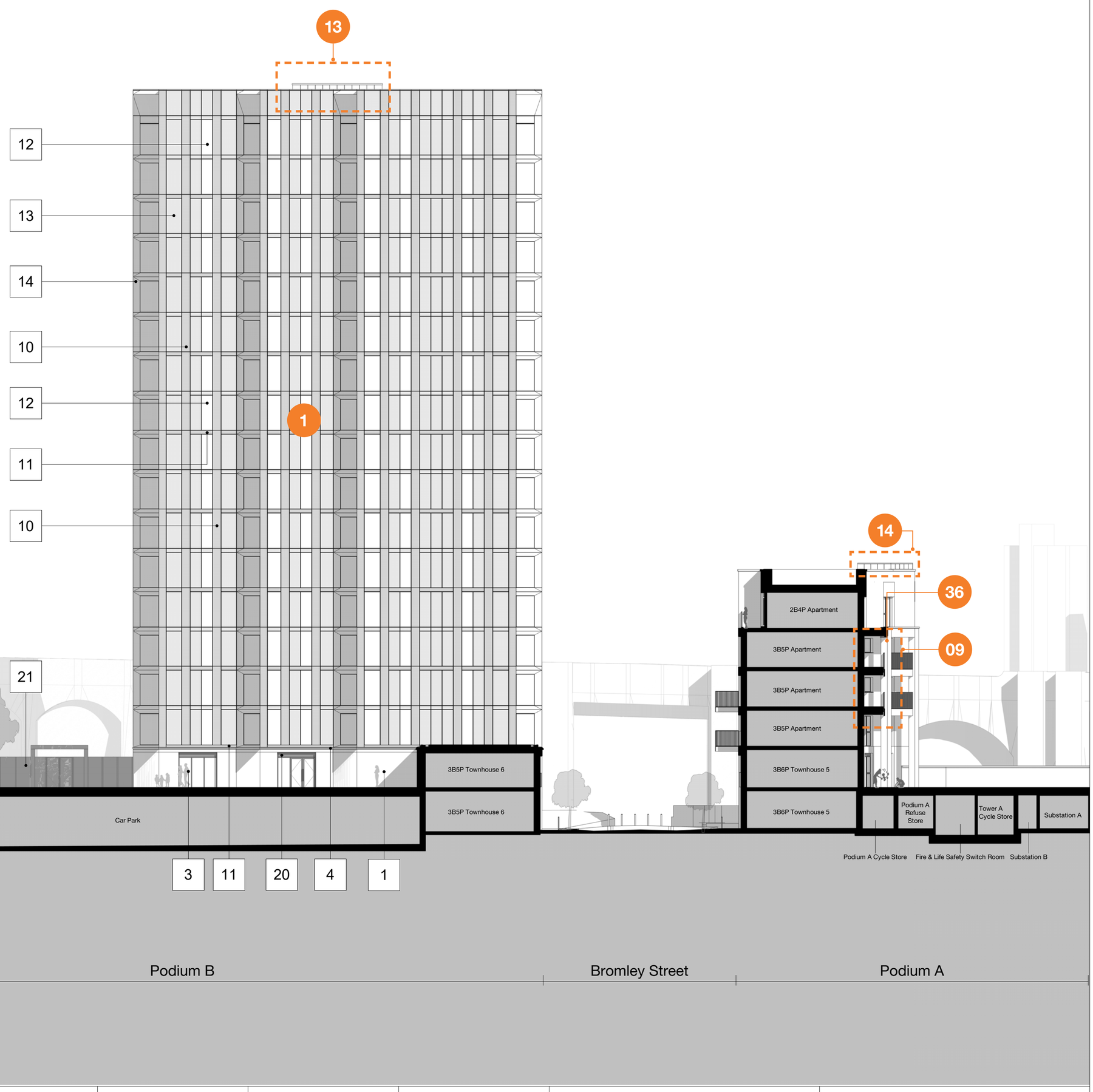
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# NMA Planning Drawing

## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
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16. PPC Residential Entrance Door
17. PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping




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|---|---|---|
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**Scale @ A1**
1 : 200

**Date**
Aug 2024

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
VRS-HBA-ZZ-XX-DR-A-080211

**Rev**
P1

**Status**
S2

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevation - Podium B Facing Tower B

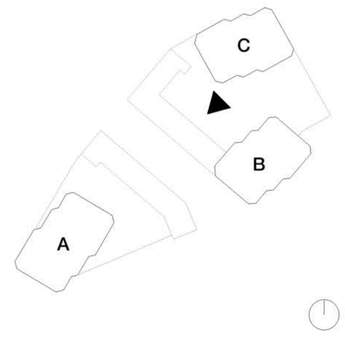
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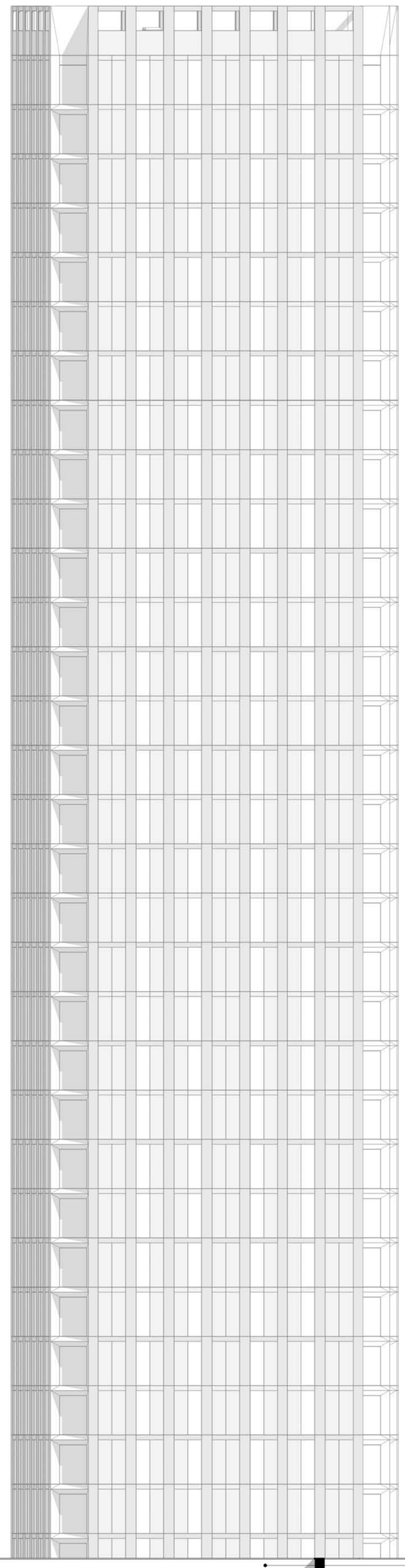
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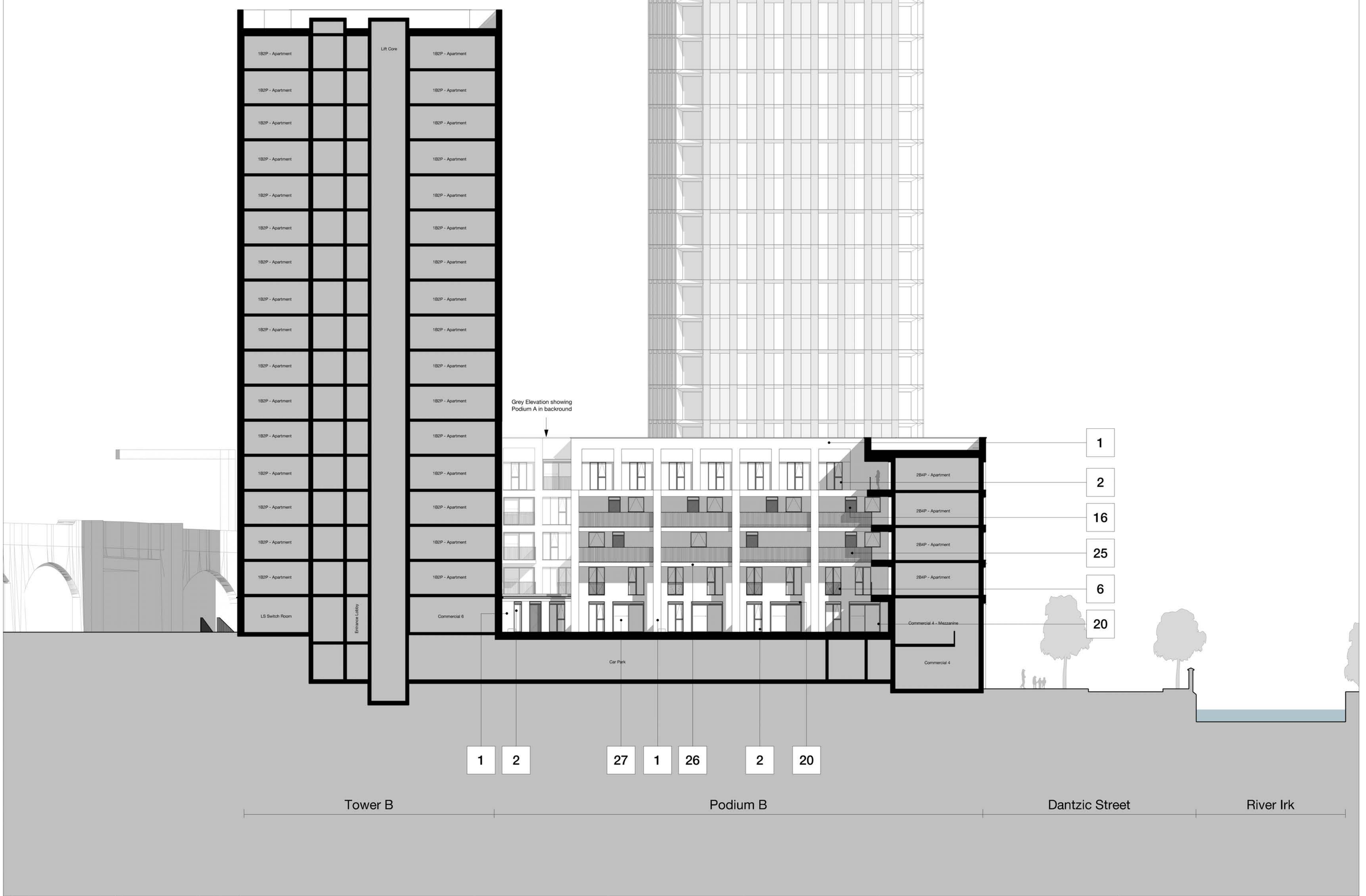
# Planning Drawing - May 2020

## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
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6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
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11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
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15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door






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| | | |
|---|---|---|
| **Scale @ A1** 1 : 200 | **Date** May 2020 | **Job Number** 18059 |
| **Drawn By** AP | **Checked By** NT | **Status - Purpose of Issue** For Planning |
| **Drawing No.** DAST-HBA-00-ZZ-DR-A-PL20_0212 | **Rev** P1 | **Status** S2 |

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed GA Elevations - Podium B Facing Tower A

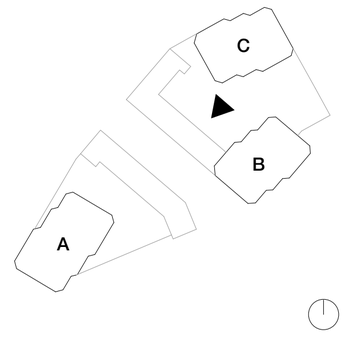
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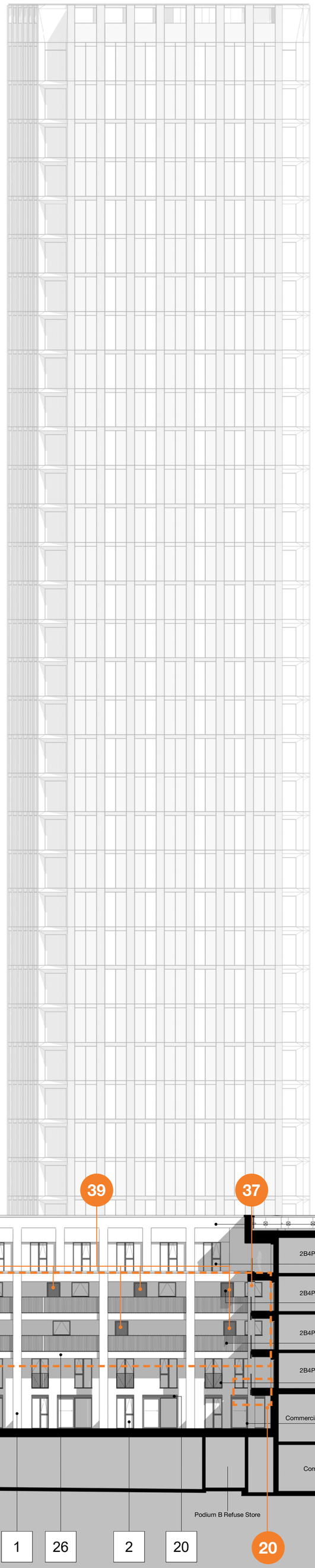
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# NMA Planning Drawing

## Key

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25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping






| Rev | Description | Date |
|---|---|---|
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| | | |
|---|---|---|
| **Scale @ A1** 1 : 200 | **Date** Aug 2024 | **Job Number** 18059 |
| **Drawn By** AP | **Checked By** NT | **Status - Purpose of Issue** For Planning |
| **Drawing No.** VRS-HBA-ZZ-XX-DR-A-080212 **Rev** P1 | **Status** S2 | **Drawing** Proposed GA Elevation - Podium B Facing Tower A |

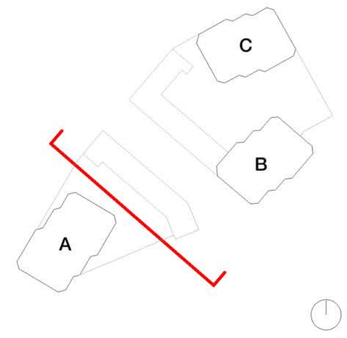
**Project**
Victoria Riverside
Dantzic Street
Manchester

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mail@hawkinsbrown.com
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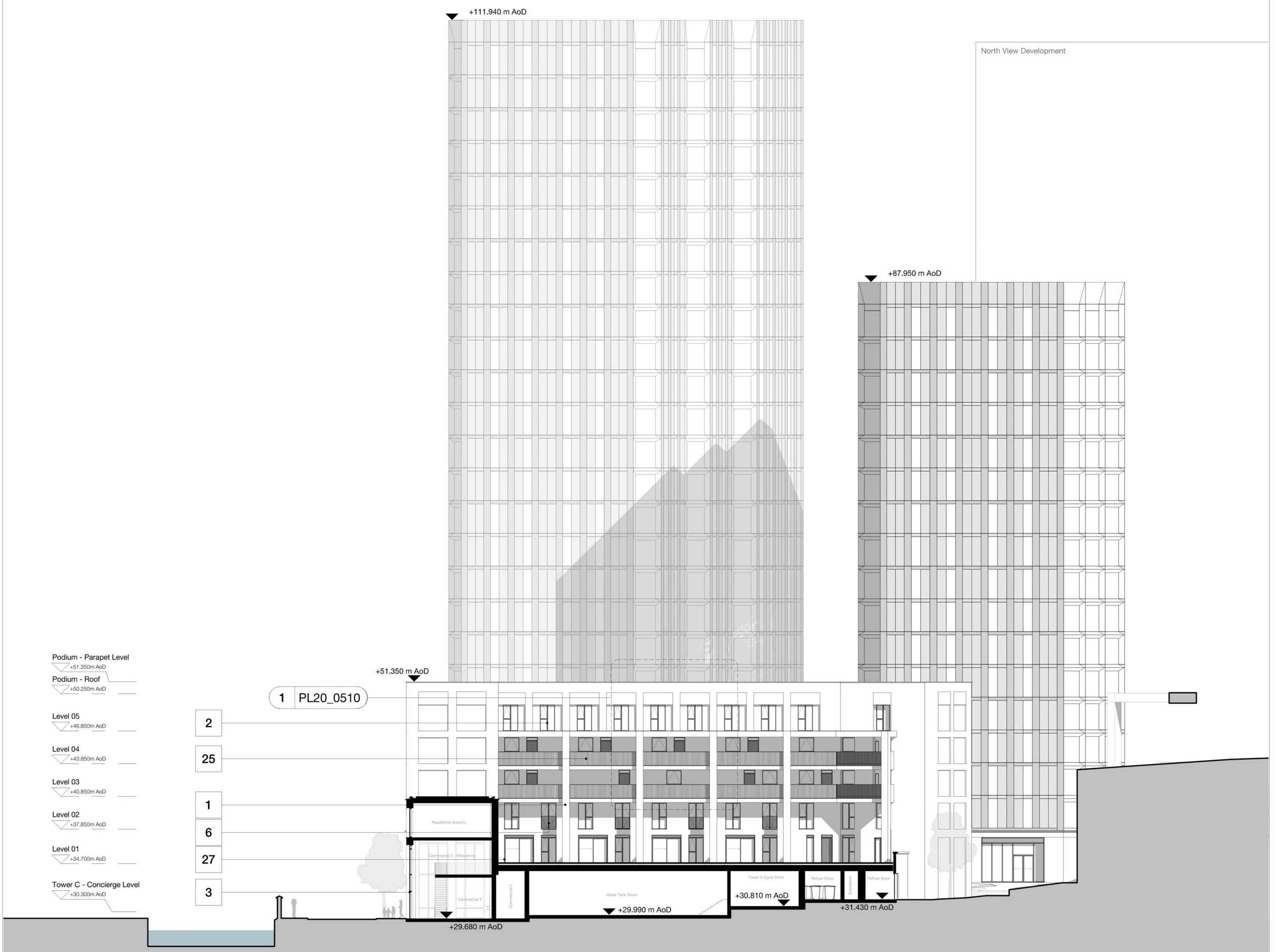
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Brown

## Key:

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21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door




North View Development




| Rev | Description | Date |
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**Scale @ A1**
1 : 200

**Date**
May 2020

**Job Number**
18059

**Drawn By**
AP

**Checked By**
NT

**Status - Purpose of Issue**
For Planning

**Drawing No.**
DAST-HBA-00-ZZ-DR-A-PL20_0302

**Rev**
P1

**Status**
S2

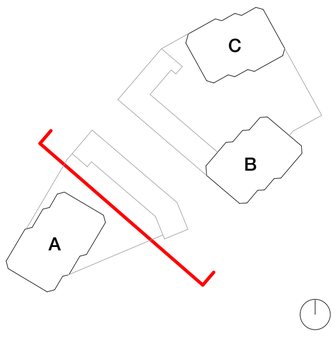
**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed Building Section C

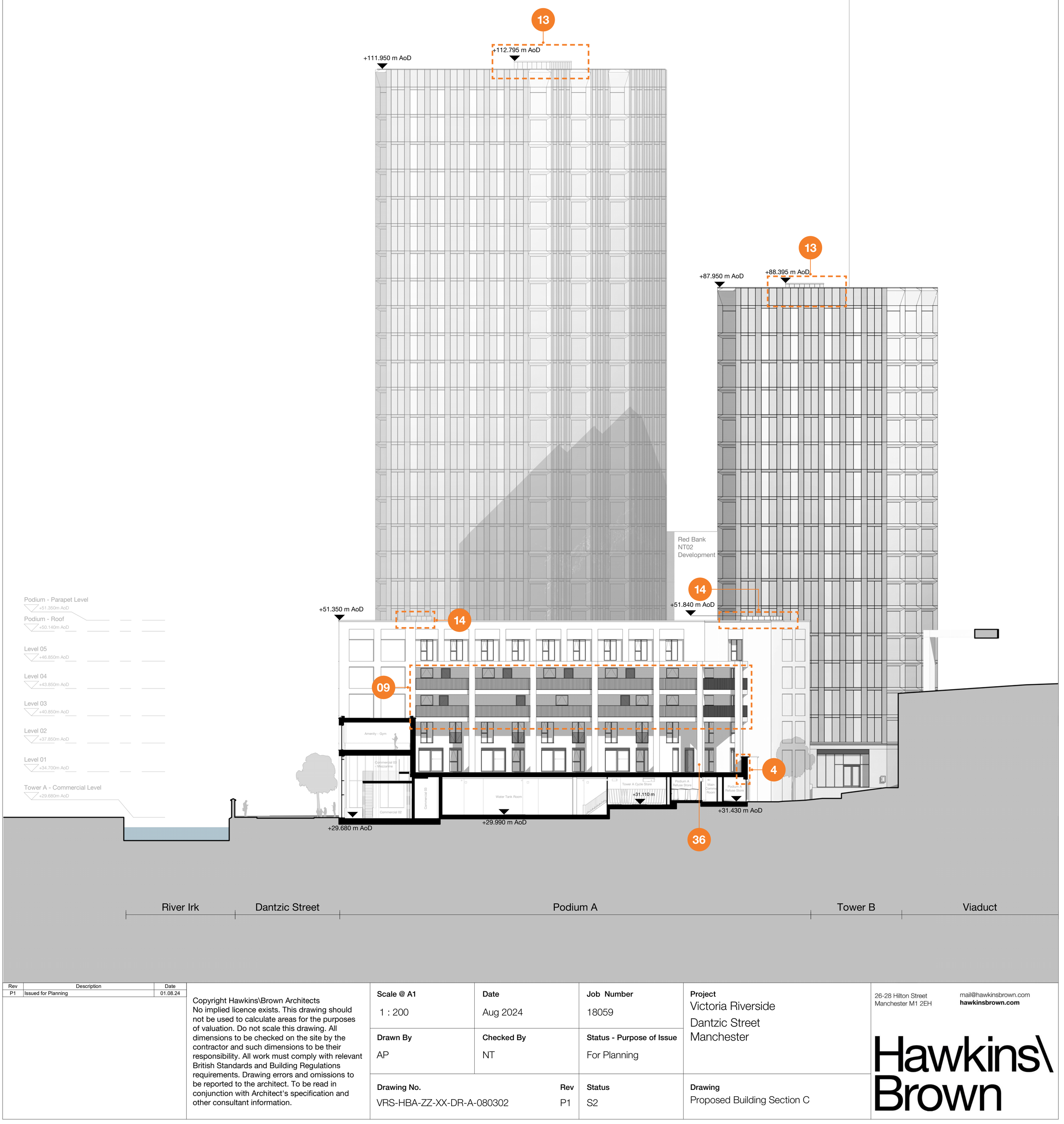
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# NMA Planning Drawing




Red Bank NT02 Development




| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |

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|---|---|---|
| **Scale @ A1**<br>1 : 200 | **Date**<br>Aug 2024 | **Job Number**<br>18059 |
| **Drawn By**<br>AP | **Checked By**<br>NT | **Status - Purpose of Issue**<br>For Planning |
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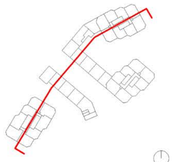
**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed Building Section C

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Manchester M1 2EH
mail@hawkinsbrown.com
**hawkinsbrown.com**

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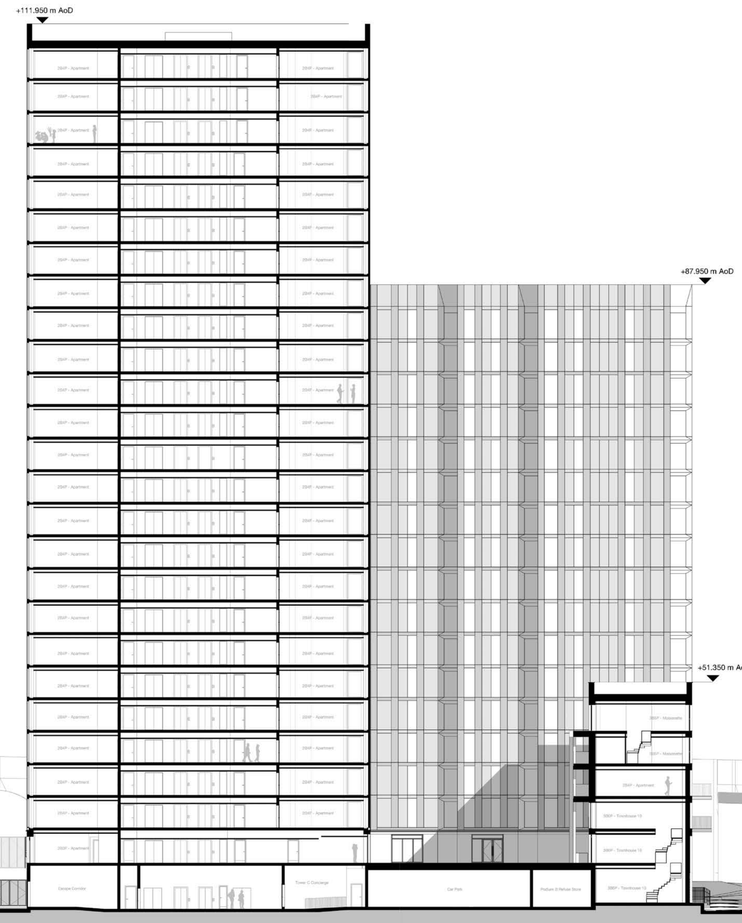
# Planning Drawing - May 2020

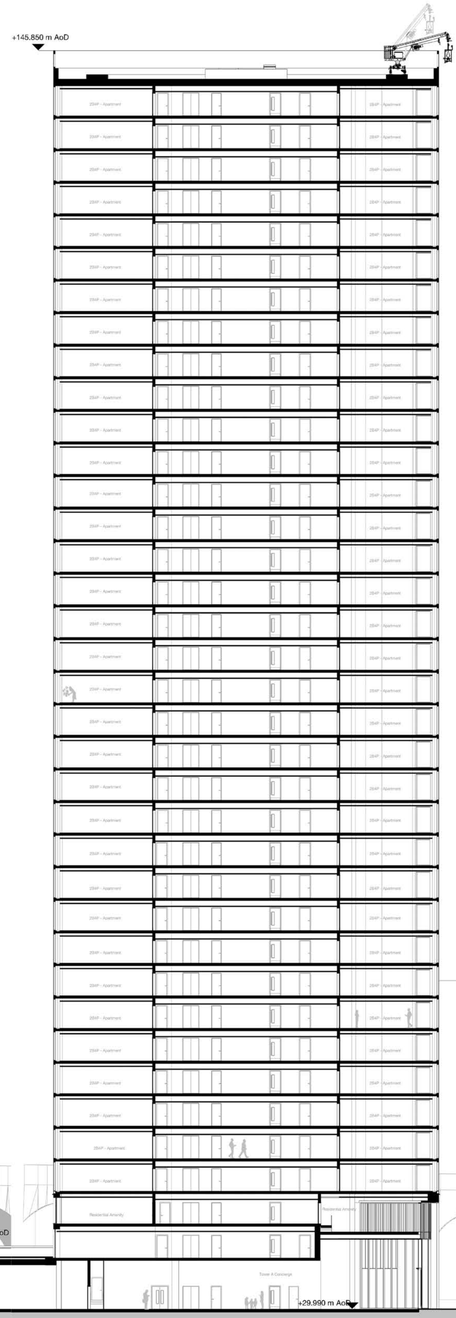


Plot 4 Meadowside

North View
Development

Tower C - Parapet
+111.950m AoD
Tower C - Roof
+110.400m AoD
Tower C - Level 25
+106.950m AoD
Tower C - Level 24
+103.950m AoD
Tower C - Level 23
+100.950m AoD
Tower C - Level 22
+97.950m AoD
Tower C - Level 21
+94.950m AoD
Tower C - Level 20
+91.950m AoD
Tower C - Level 19
+88.950m AoD
Tower B & C - Level 18
+85.900m AoD
Tower B & C - Level 17
+82.950m AoD
Tower B & C - Level 16
+79.950m AoD
Tower B & C - Level 15
+76.950m AoD
Tower B & C - Level 14
+73.950m AoD
Tower B & C - Level 13
+70.950m AoD
Tower B & C - Level 12
+67.900m AoD
Tower B & C - Level 11
+64.950m AoD
Tower B & C - Level 10
+61.950m AoD
Tower B & C - Level 09
+58.950m AoD
Tower B & C - Level 08
+55.950m AoD
Tower B & C - Level 07
+52.950m AoD
Podium - Parapet Level
+51.350m AoD
Podium - Roof
+50.220m AoD
Tower B & C - Level 06
+49.950m AoD
Tower B & C - Level 05
+46.950m AoD
Tower B & C - Level 04
+43.950m AoD
Tower B & C - Level 03
+40.950m AoD
Tower B & C - Level 02
+37.950m AoD
Level 01
+34.700m AoD
Tower B Entrance Level
+33.000m AoD
Tower C - Concierge Level
+30.300m AoD




Tower A - Parapet
+145.850m AoD
Tower A - Roof
+143.250m AoD
Level 36
+139.850m AoD
Level 35
+136.850m AoD
Level 34
+133.850m AoD
Level 33
+130.850m AoD
Level 32
+127.850m AoD
Level 31
+124.850m AoD
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Level 19
+88.850m AoD
Level 18
+85.850m AoD
Level 17
+82.850m AoD
Level 16
+79.850m AoD
Level 15
+76.850m AoD
Level 14
+73.850m AoD
Level 13
+70.850m AoD
Level 12
+67.850m AoD
Level 11
+64.850m AoD
Level 10
+61.850m AoD
Level 09
+58.850m AoD
Level 08
+55.850m AoD
Level 07
+52.500m AoD
Podium - Parapet Level
+51.350m AoD
Podium - Roof
+50.250m AoD
Level 06
+49.850m AoD
Level 05
+46.850m AoD
Level 04
+43.850m AoD
Level 03
+40.850m AoD
Level 02
+37.850m AoD
Tower A - Amenity Level
+37.000m AoD
Level 01
+34.700m AoD
Tower A - Commercial Level
+29.990m AoD

| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |

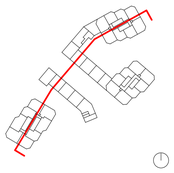
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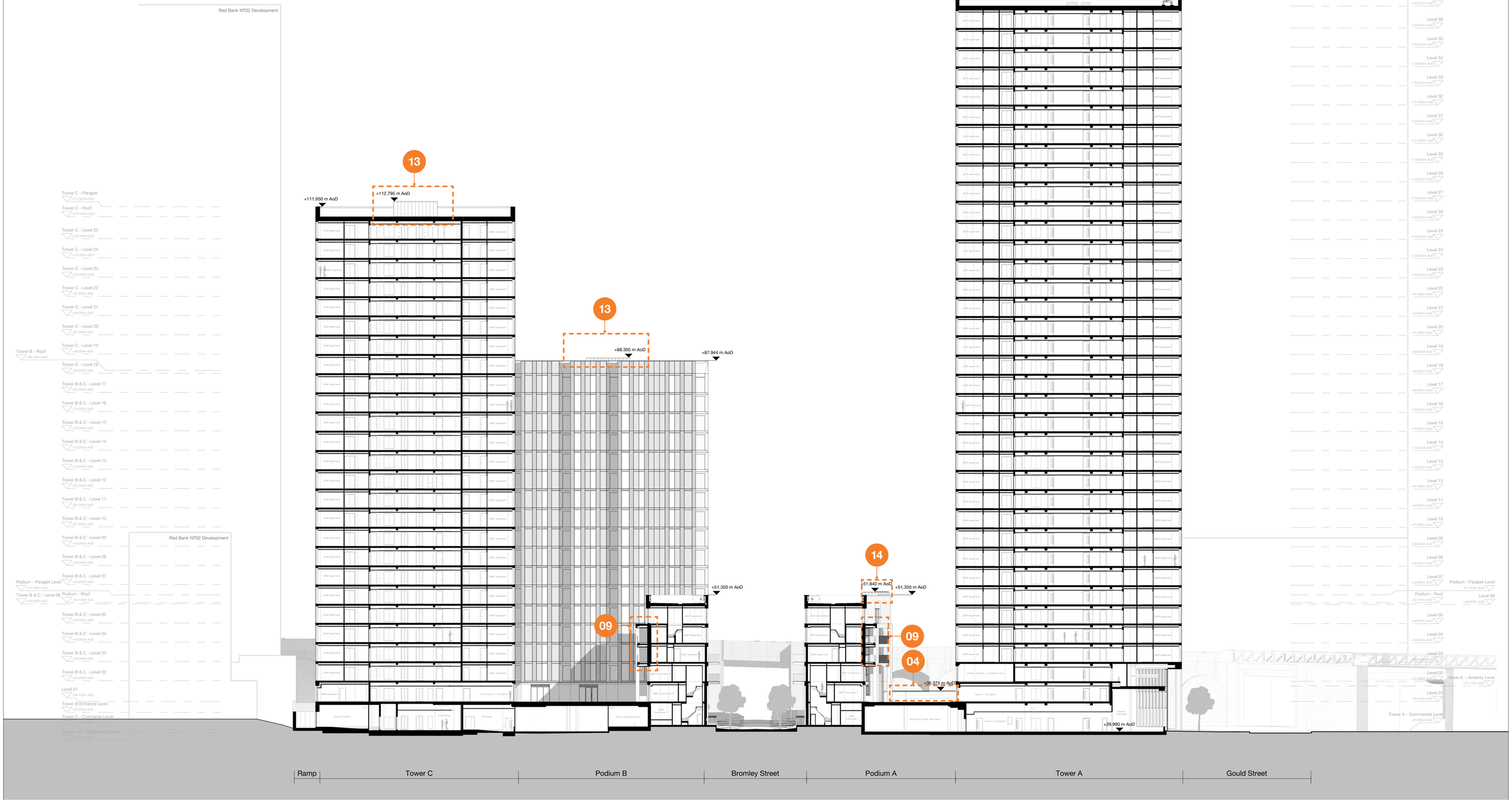
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| Scale @ A0<br>1 : 200 | Date<br>May 2020 | Job Number<br>18059 | Project<br>Victoria Riverside<br>Dantzic Street<br>Manchester |
| Drawn By<br>AP | Checked By<br>NT | Status<br>S2 | |
| Drawing No.<br>DAST-HBA-00-ZZ-DR-A-PL20_0300 | Rev<br>P1 | Purpose of Issue<br>For Planning | Drawing<br>Proposed Building Section A |

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# NMA Planning Drawing






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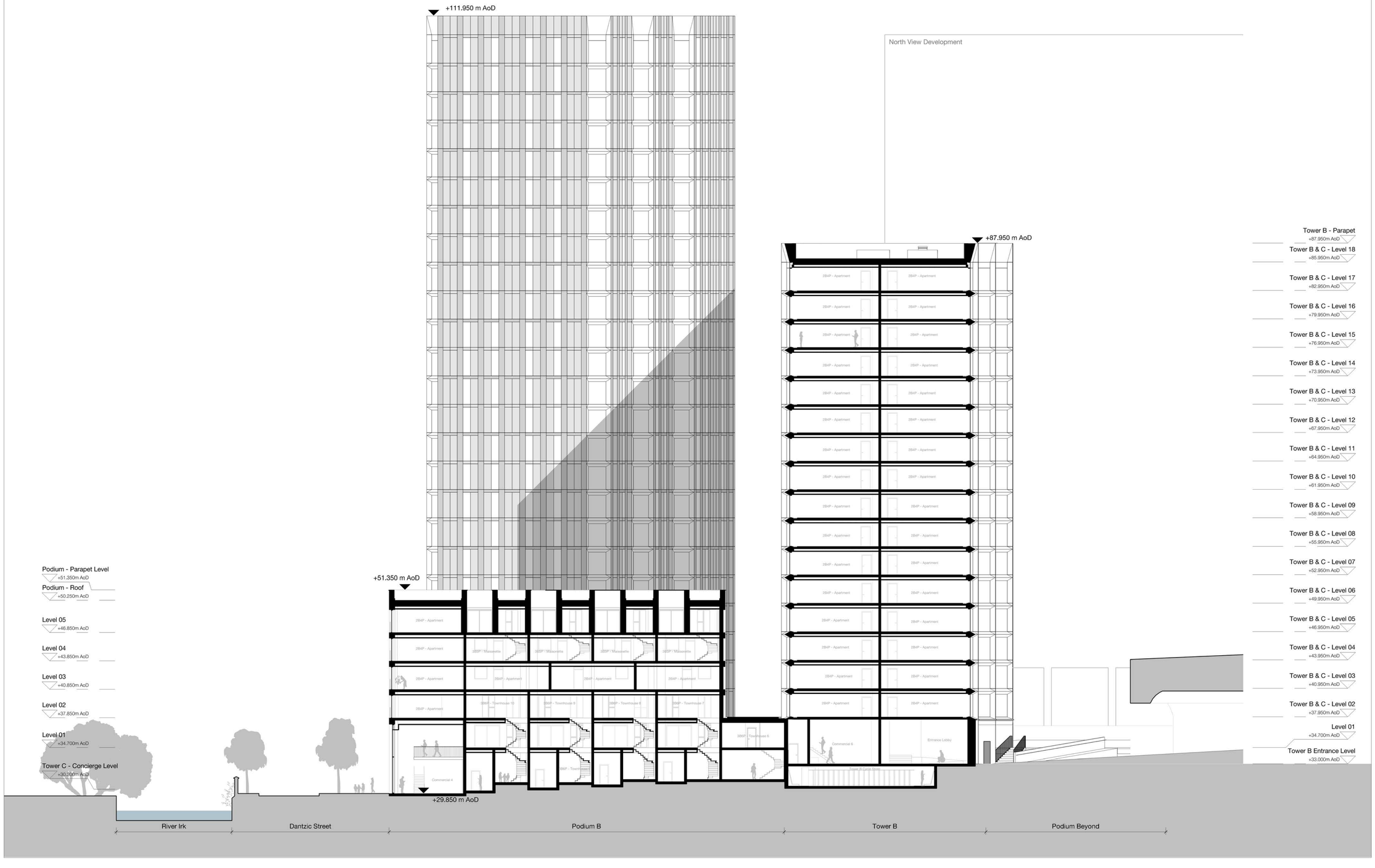

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| Drawn By<br>AP | Checked By<br>NT | Status<br>S2 | |
| Drawing No.<br>VRS-HBA-ZZ-XX-DR-A-080300 | Rev<br>P1 | Purpose of Issue<br>For Planning | Drawing<br>Proposed Building Section A |


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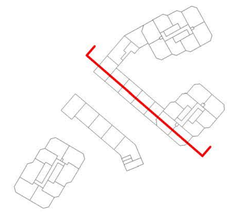
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# Planning Drawing - May 2020




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| Rev | Description | Date |
|---|---|---|
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**Project**
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Manchester

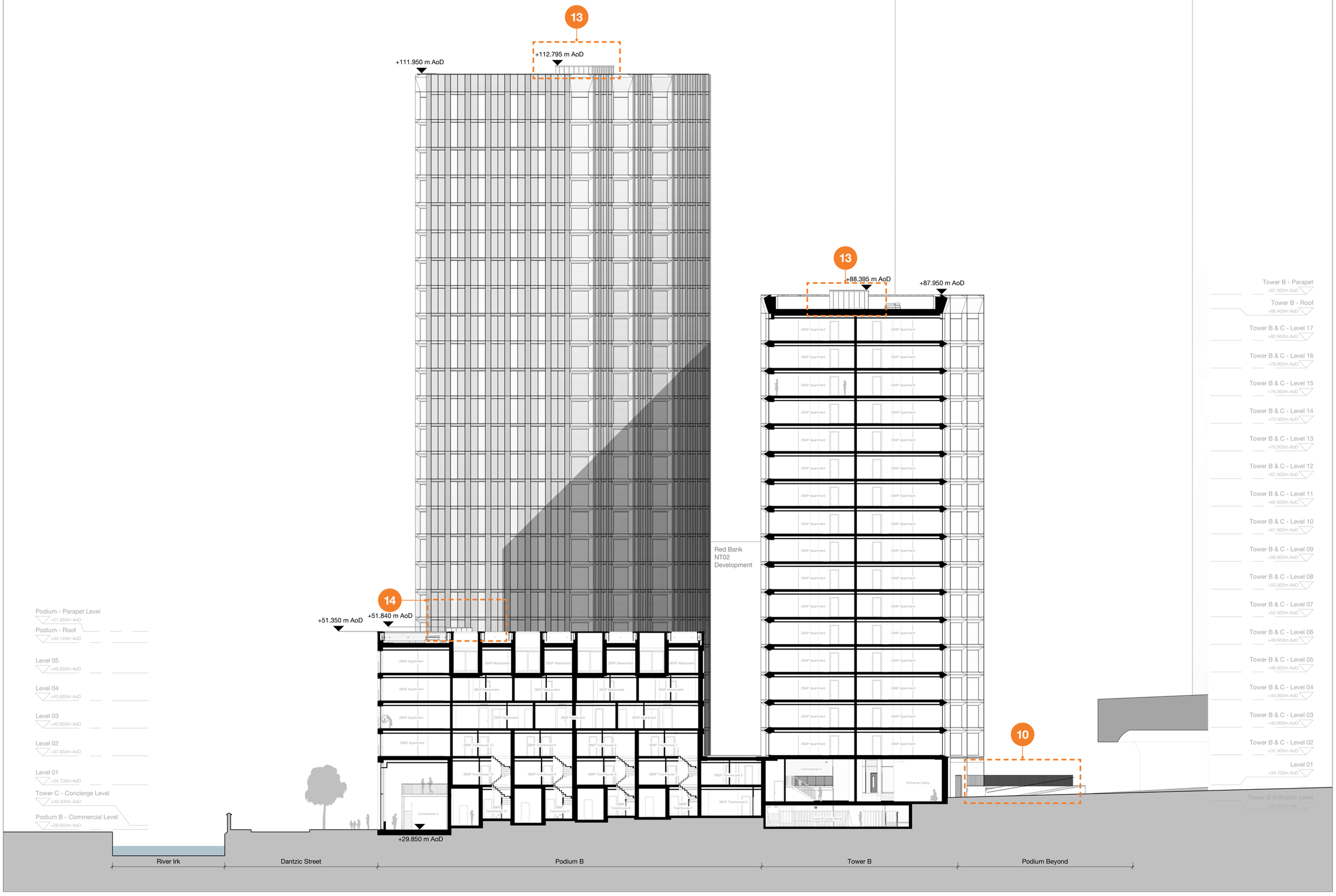
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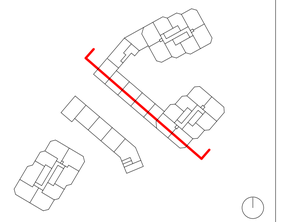
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| 1 : 200 | May 2020 |
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| AP | NT |
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| 18059 / S2 | For Planning |
| **Drawing No.** | **Rev** |
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# NMA Planning Drawing

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| Rev | Description | Date |
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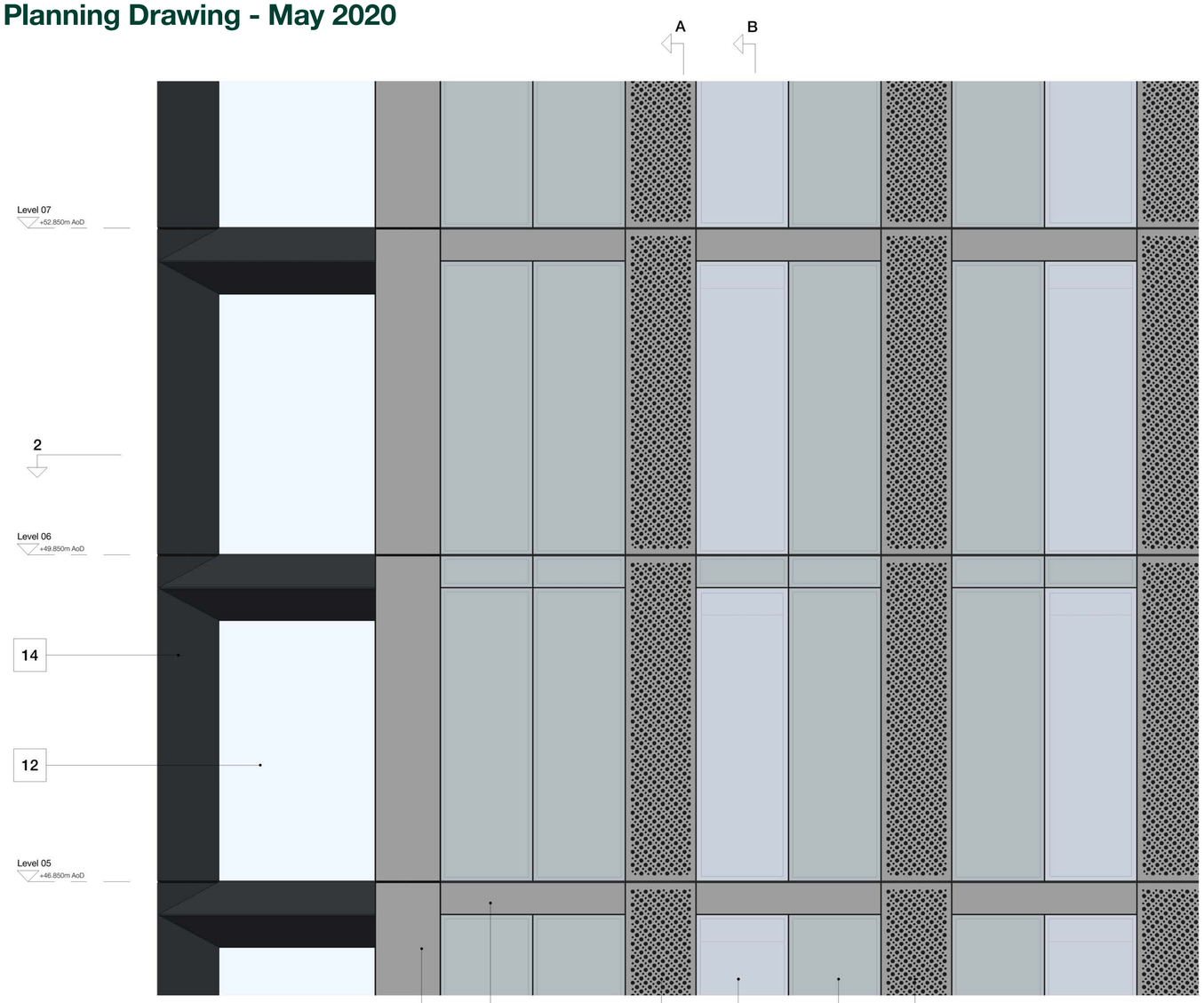
**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed Building Section B

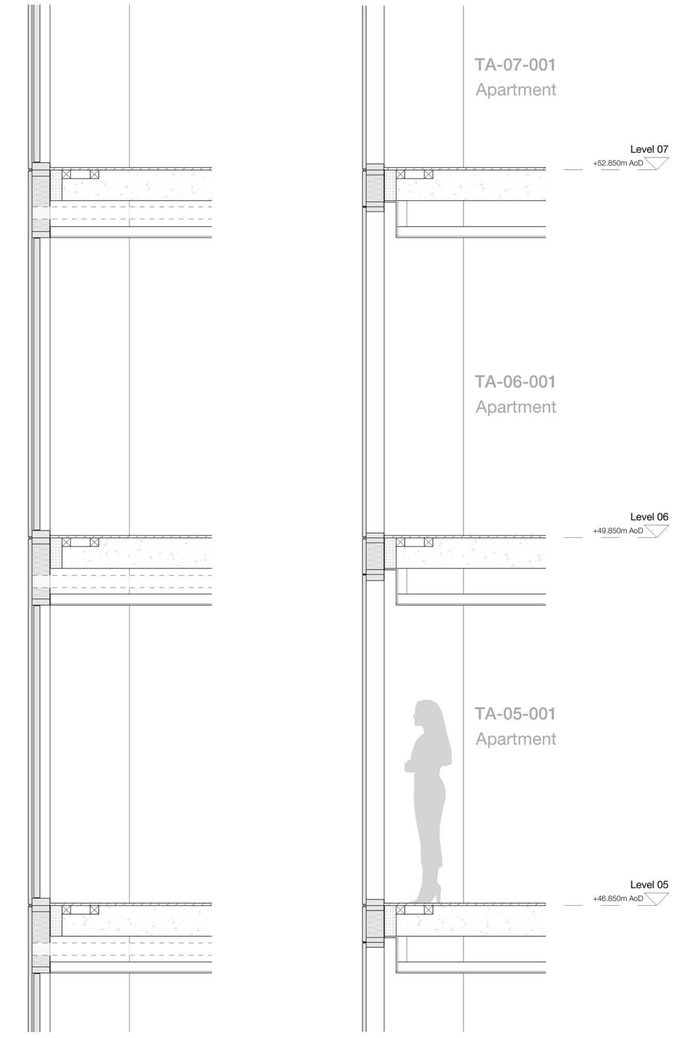
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| 1 : 200 | Aug 2024 |
| **Drawn By** | **Checked By** |
| AP | NT |
| **Job Number** / **Status** | **Purpose of Issue** |
| 18059 / S2 | For Planning |

**Drawing No.** VRS-HBA-ZZ-XX-DR-A-080301 — **Rev** P1

# Planning Drawing - May 2020

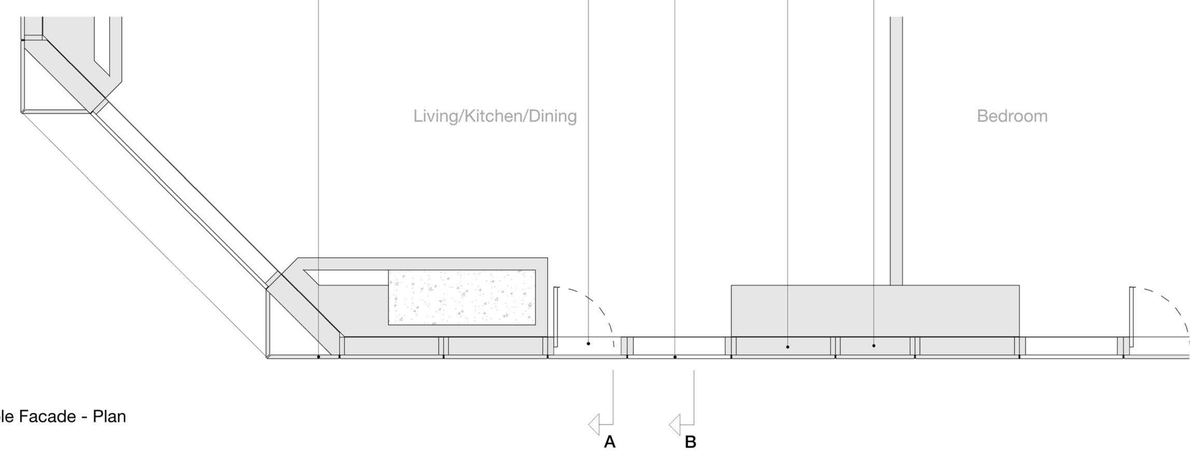



1 | Tower A Gable Facade - Elevation




A | Section

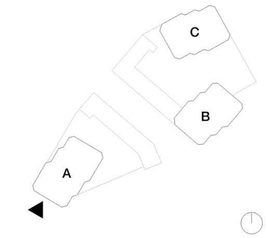
B | Section




2 | Tower A Gable Facade - Plan

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

3C Tariff Street
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**Project**
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**Drawing**
Proposed Tower A Gable Façade - Bay Study

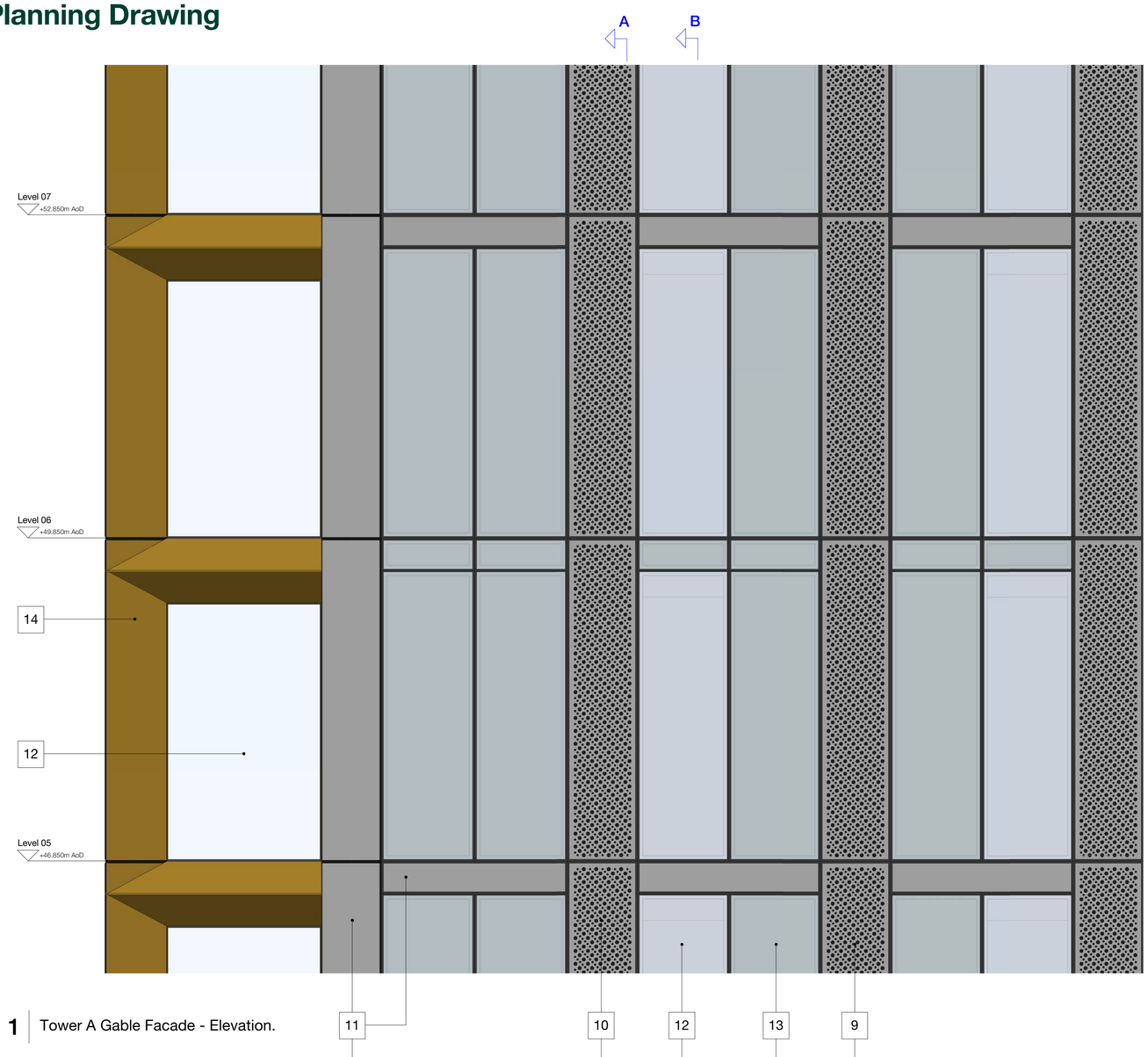
| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |

| Drawn By | Checked By |
|---|---|
| AP | NT |

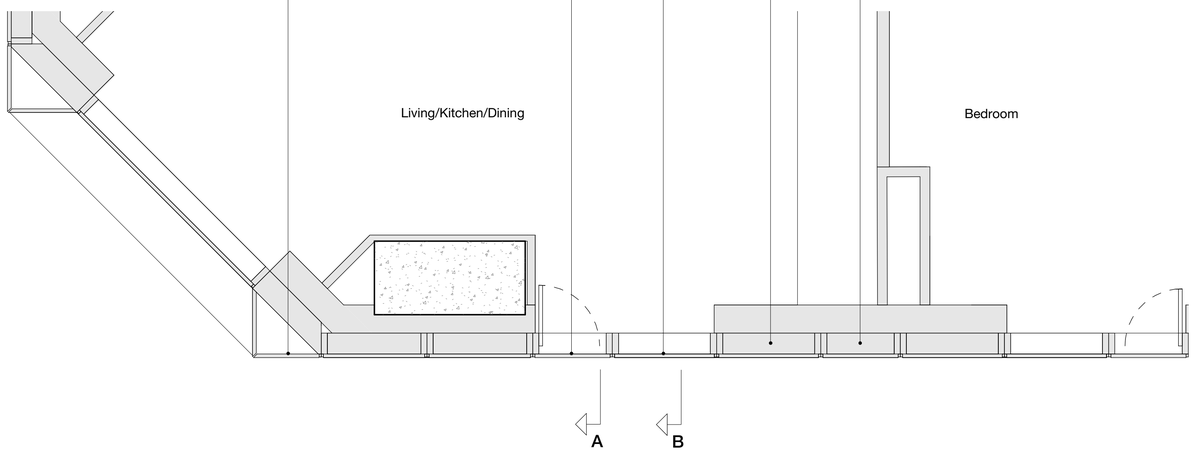
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0500 | P1 |

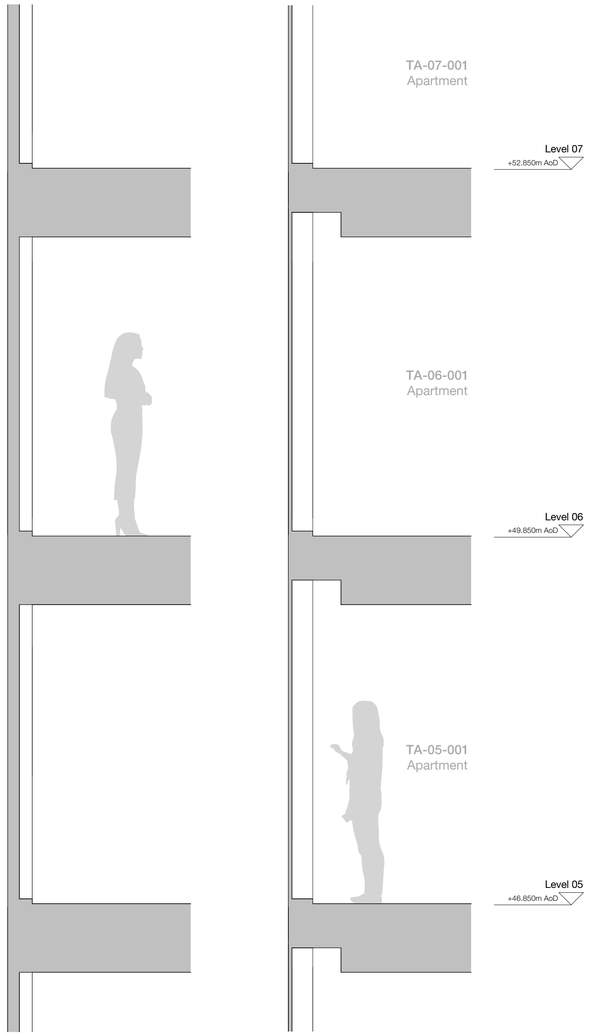
# NMA Planning Drawing




1 | Tower A Gable Facade - Elevation.




2 | Tower A Gable Facade - Plan.

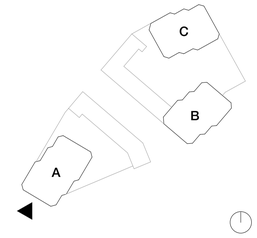



A | Section

B | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. Metallic PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

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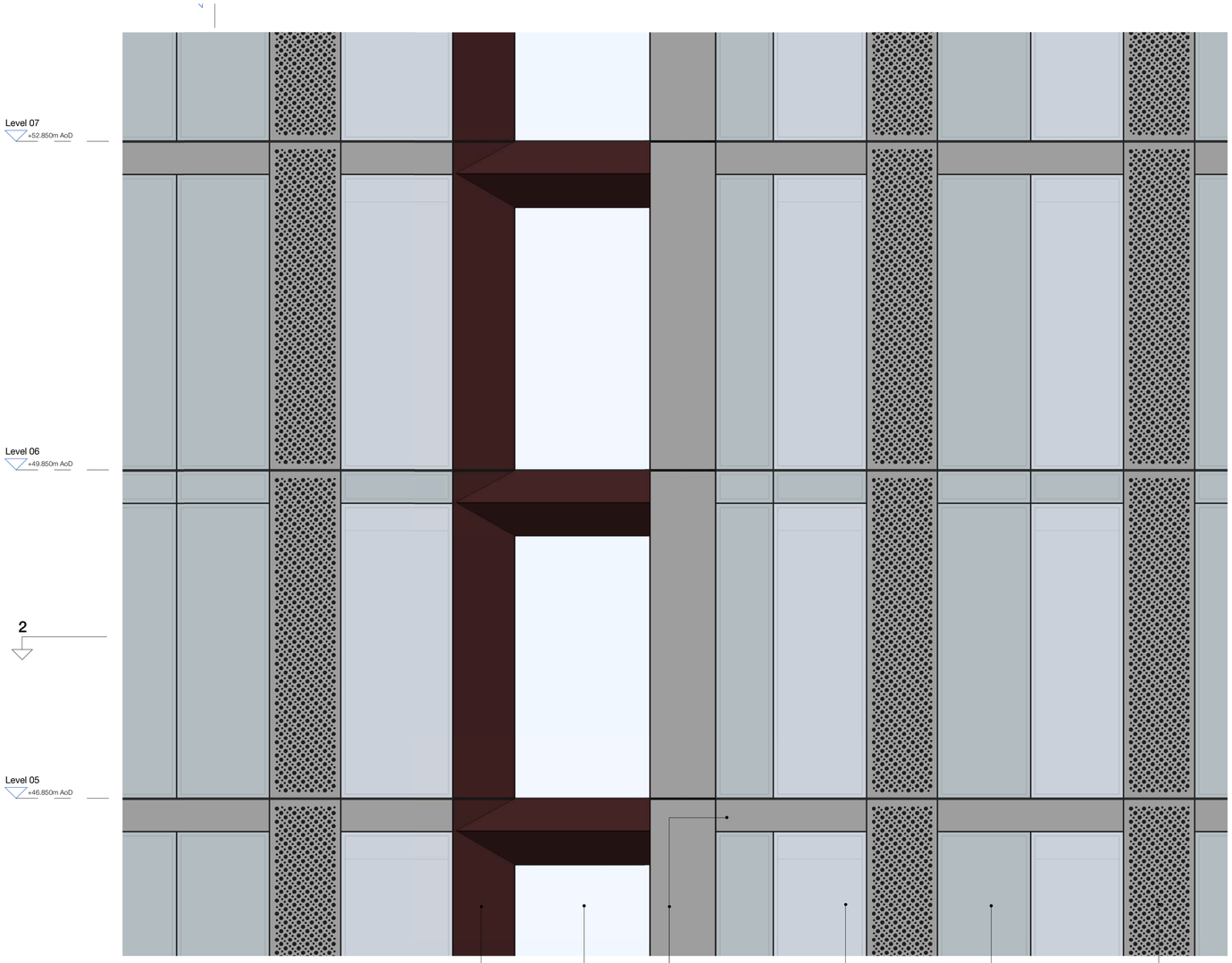
**Drawing**
Proposed Tower A Gable Facade - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

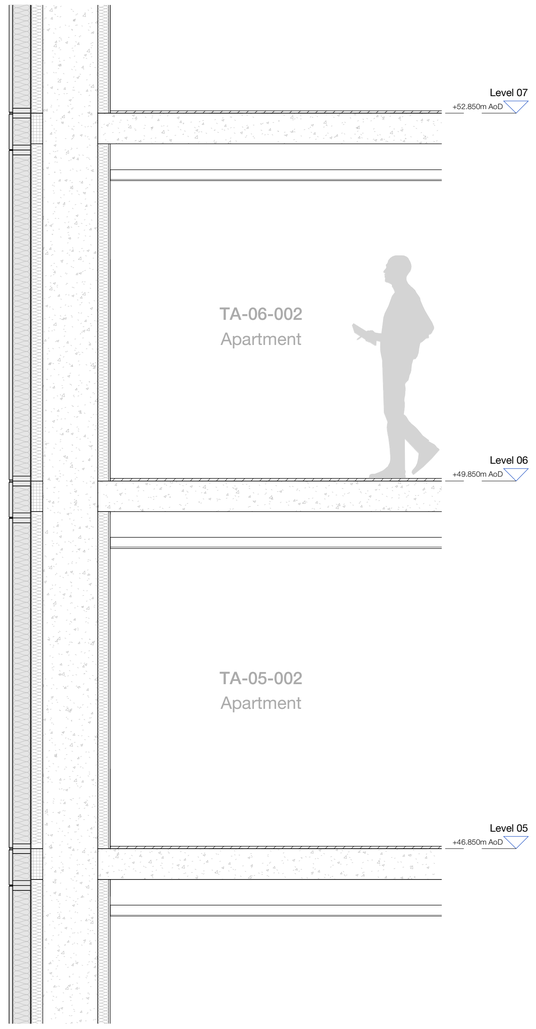
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| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-TA-ZZ-DR-A-080400 **Rev** P1

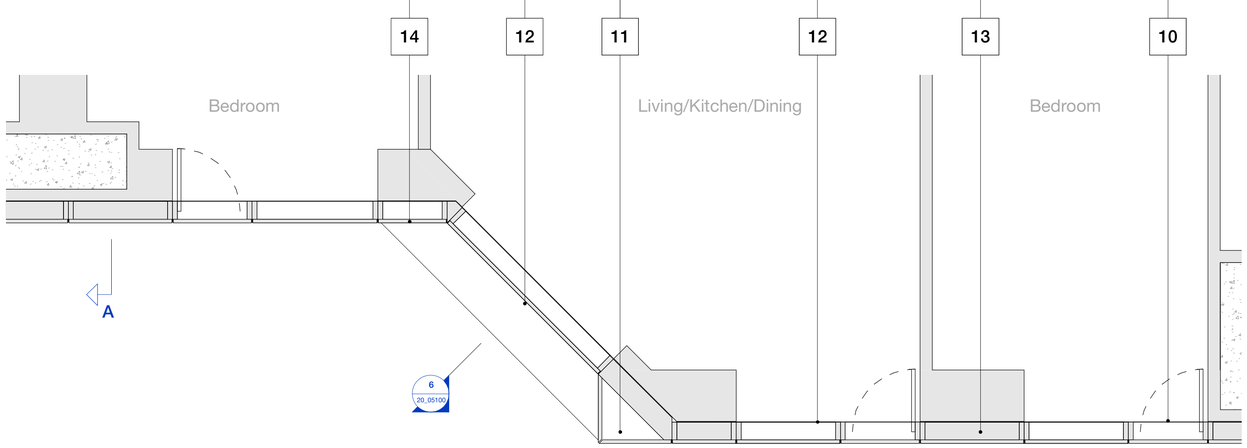
# Planning Drawing - May 2020




1 | Tower A Side Facade - Elevation



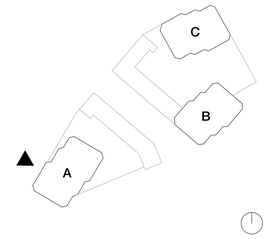

A | Section




2 | Tower A Side Facade - Plan

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
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25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

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**Project**
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Manchester

**Drawing**
Proposed Tower A Side Façade - Bay Study

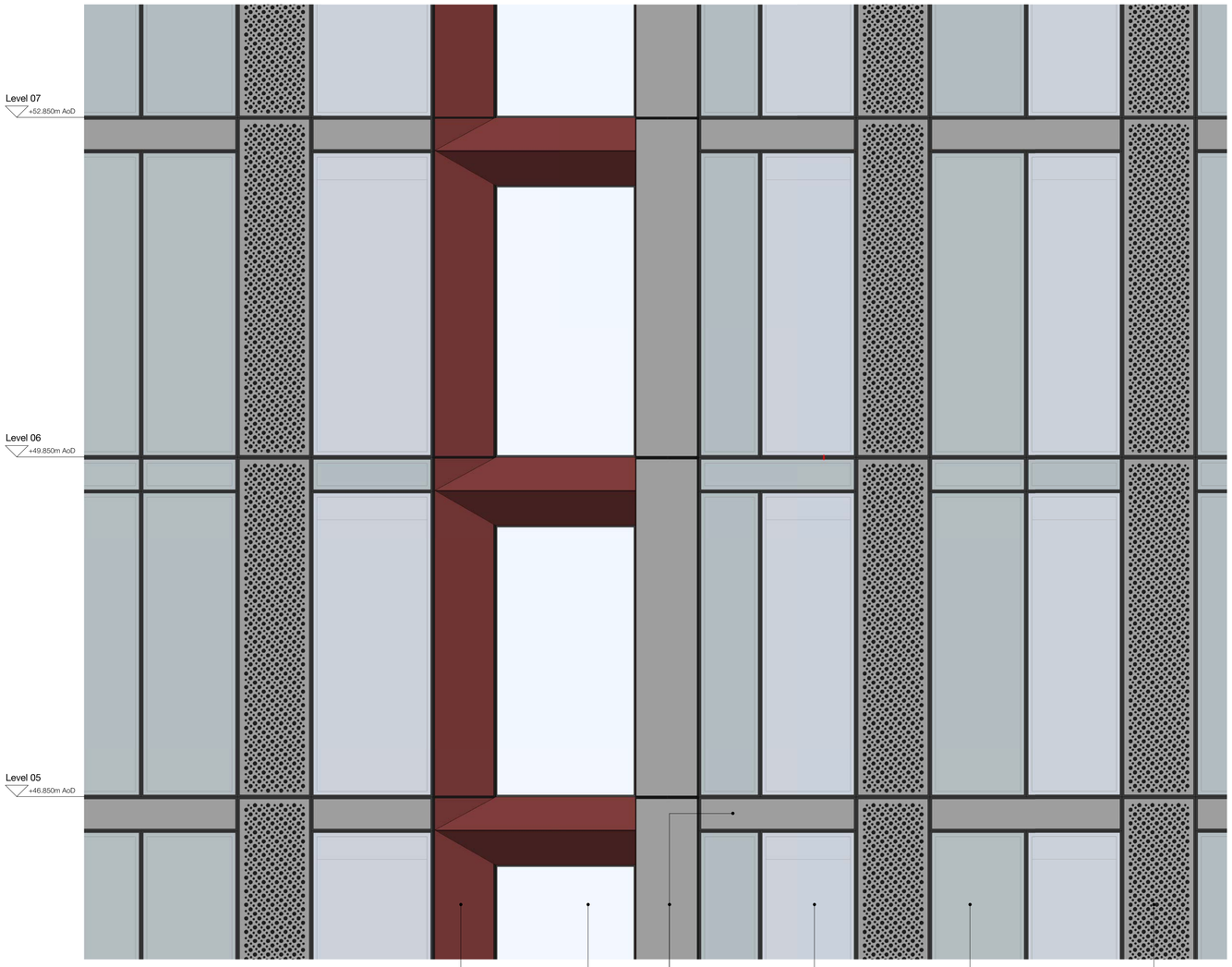
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|---|---|
| 1 : 25 | May 2020 |

| Drawn By | Checked By |
|---|---|
| AP | NT |

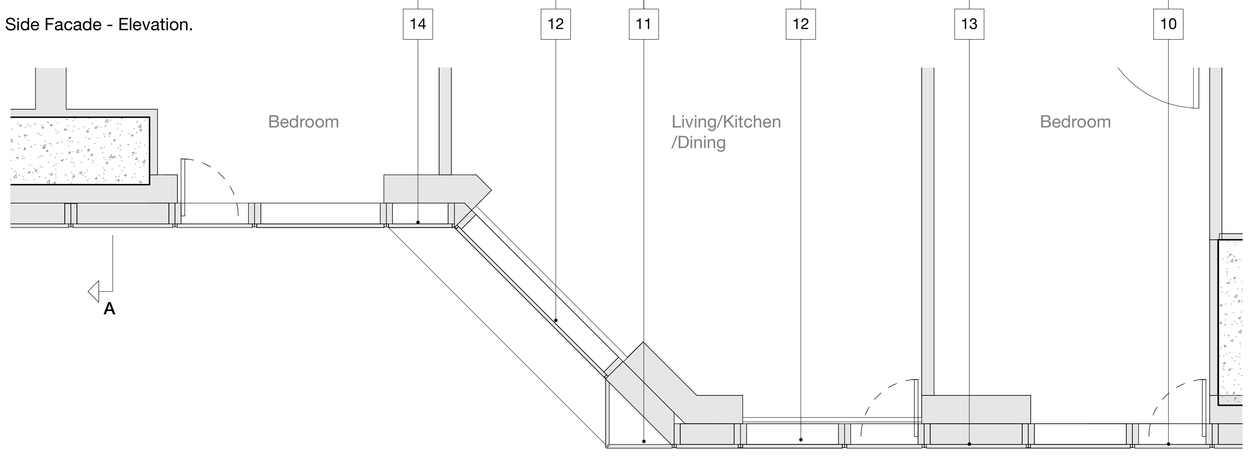
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| Drawing No. | Rev |
|---|---|
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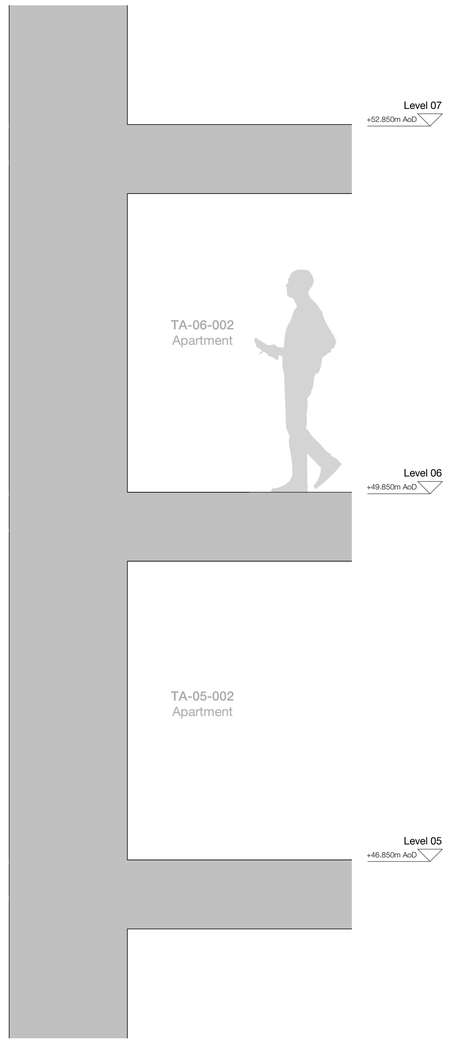
# NMA Planning Drawing




1 | Tower A Side Facade - Elevation.



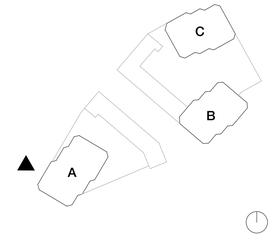

2 | Tower A Side Facade - Plan.




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
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6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
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14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
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19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
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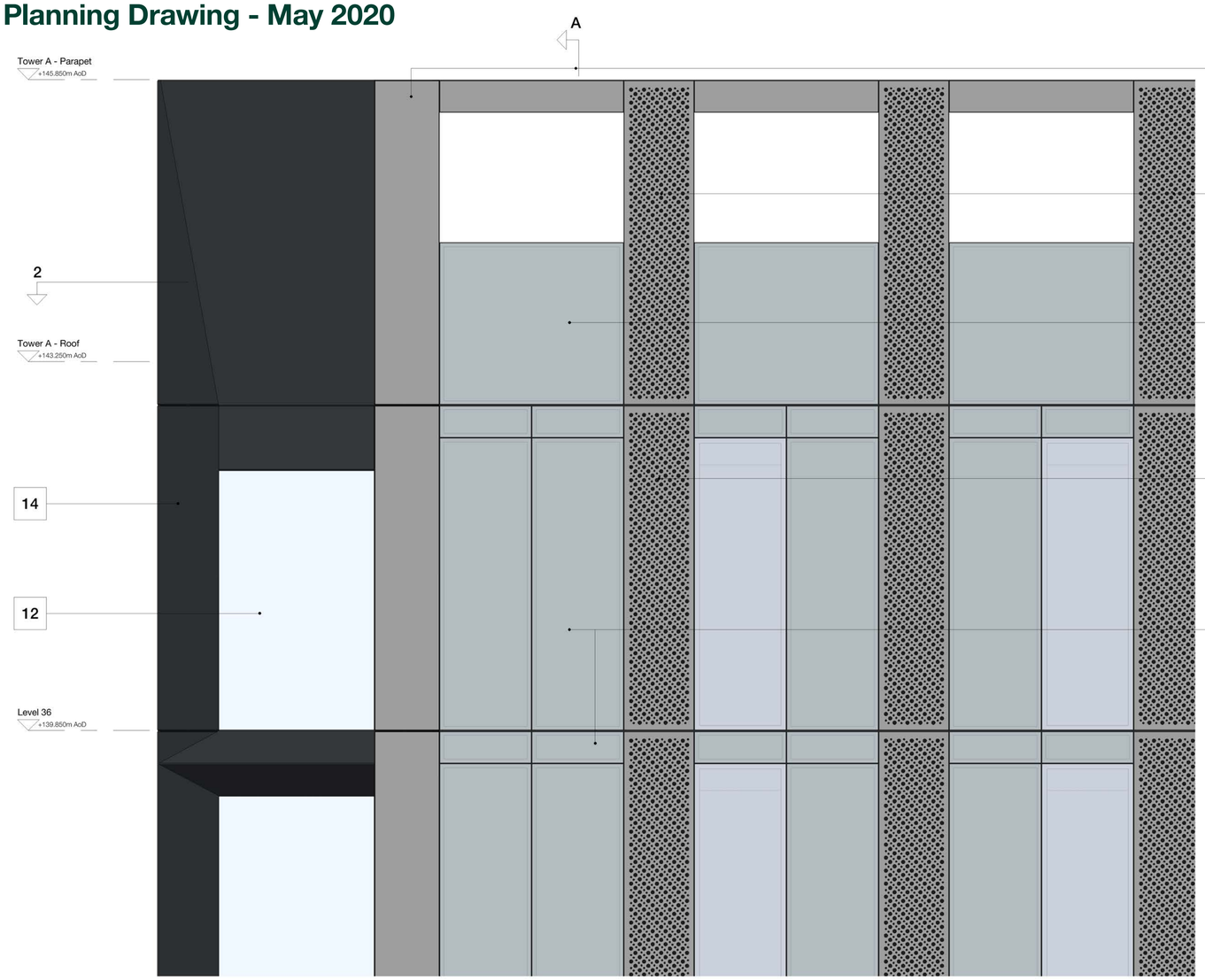
**Drawing**
Proposed Tower A Side Facade - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

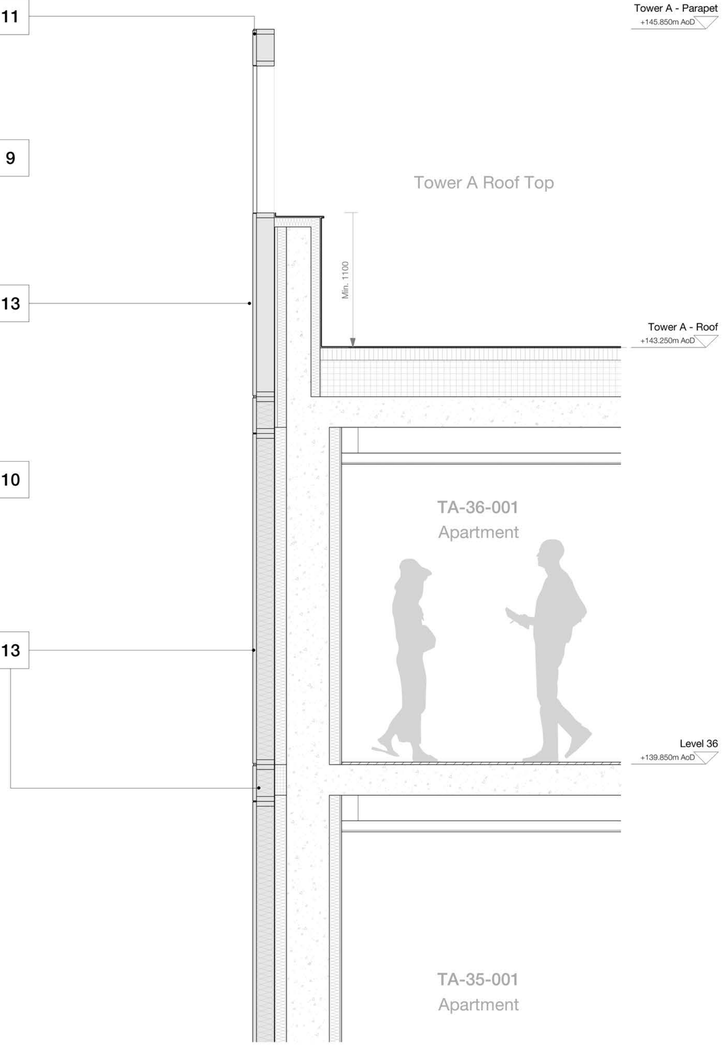
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| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-TA-ZZ-DR-A-080401
**Rev** P1

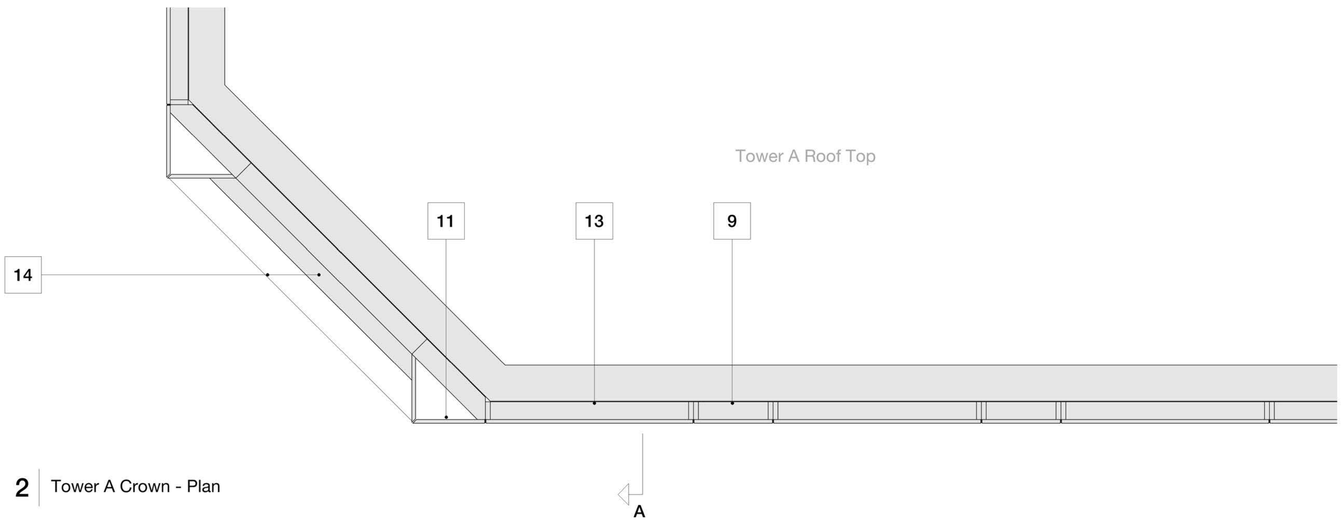
# Planning Drawing - May 2020




1 | Tower A Crown - Elevation



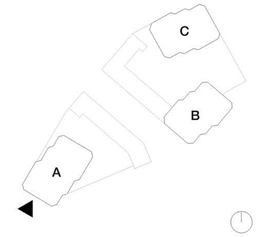

A | Section




2 | Tower A Crown - Plan

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
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16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

3C Tariff Street
Manchester M1 2FF
mail@hawkinsbrown.com
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**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed Tower A Crown - Bay Study

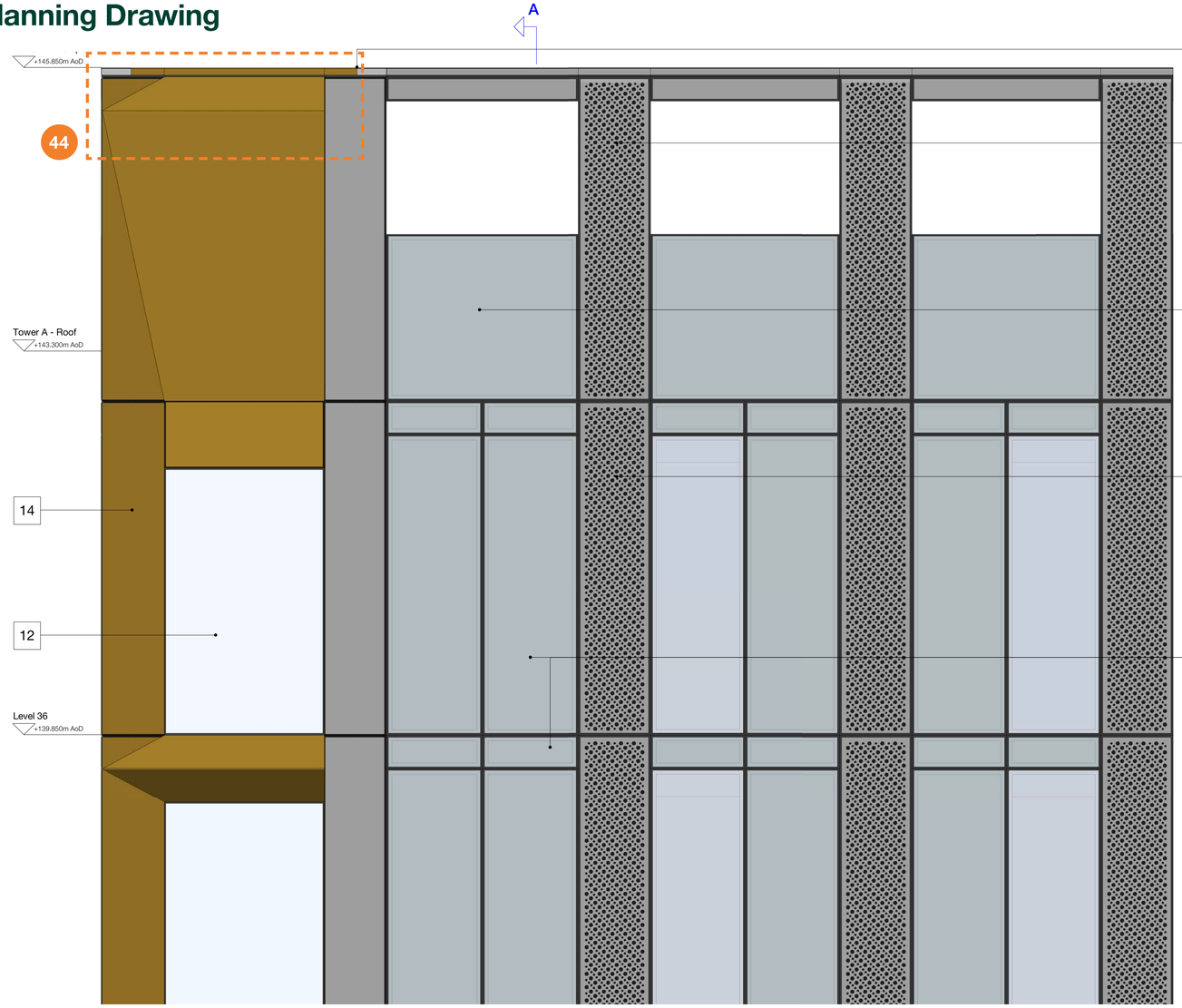
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| 1 : 25 | May 2020 |

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| AP | NT |

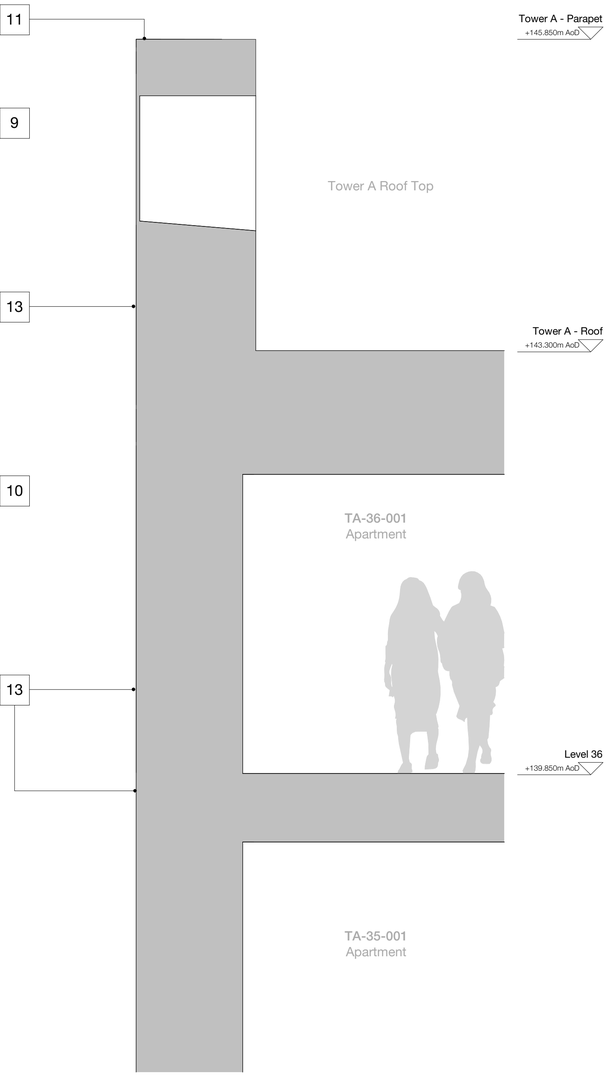
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|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0502 | P1 |

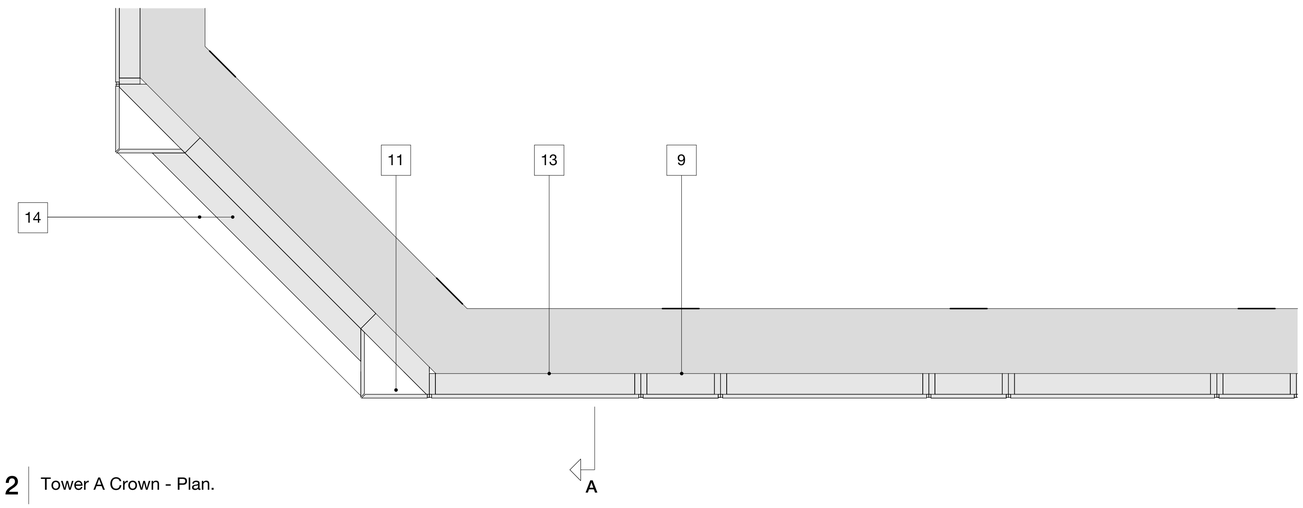
# NMA Planning Drawing




1 | Tower A Crown - Elevation.



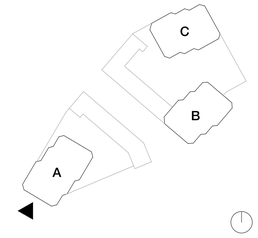

A | Section




2 | Tower A Crown - Plan.

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. Metallic PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

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Manchester M1 2EH
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**Drawing**
Proposed Tower A Crown - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

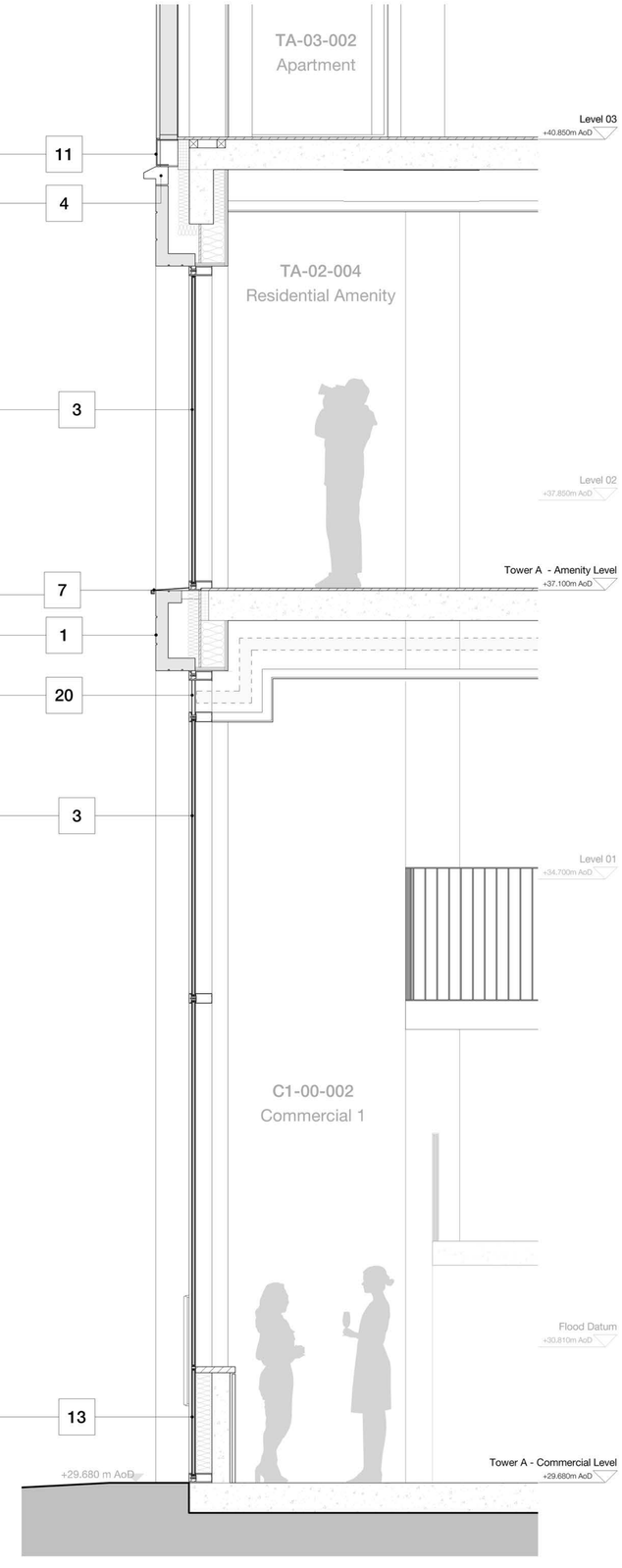
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| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-TA-ZZ-DR-A-080402 **Rev** P1

# Planning Drawing - May 2020



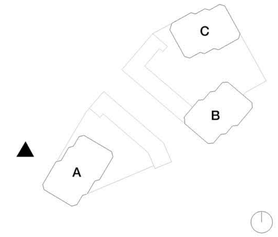

1 | Podium A - Dantzic Street Elevation




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

3C Tariff Street
Manchester M1 2FF
mail@hawkinsbrown.com
**hawkinsbrown.com**

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**Drawing**
Proposed Podium A - Dantzic Street - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |
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| AP | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0503 | P1 |

# NMA Planning Drawing

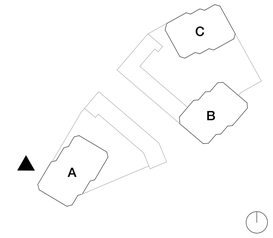



**1** Podium A - Dantzic Street Elevation.

**A** Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. Metallic PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

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**Drawing**
Proposed Podium A - Dantzic Street - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

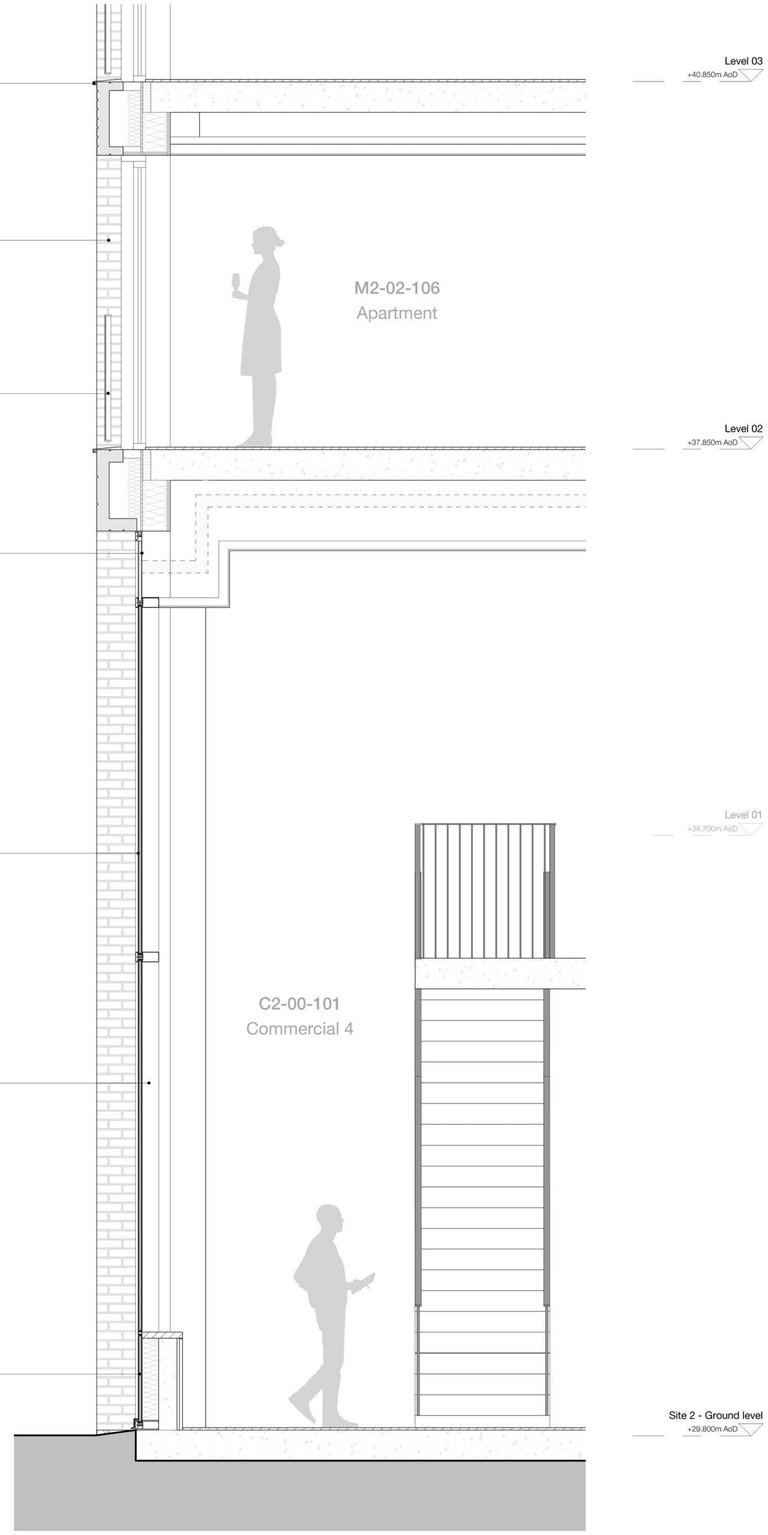
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| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-PA-ZZ-DR-A-080403 **Rev** P1

# Planning Drawing - May 2020



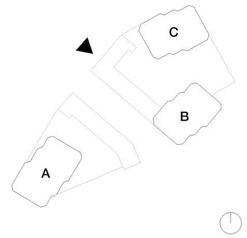

1 | Podium B - Dantzic Street Elevation




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

3C Tariff Street
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mail@hawkinsbrown.com
**hawkinsbrown.com**

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Manchester

**Drawing**
Proposed Podium B - Dantzic Street - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |

| Drawn By | Checked By |
|---|---|
| AP | NT |

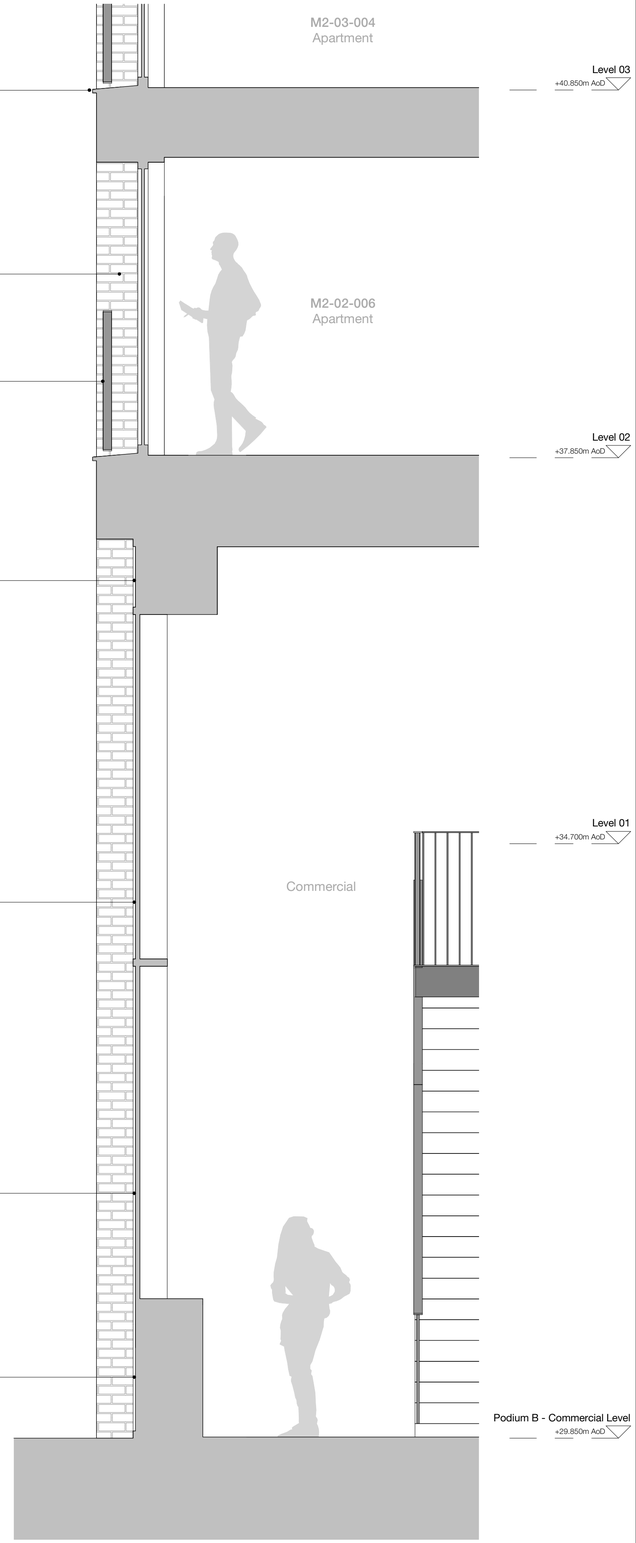
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|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0504 | P1 |

# NMA Planning Drawing



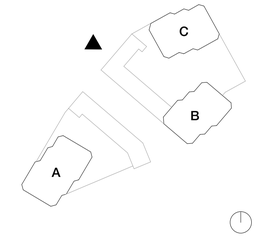

1 | Podium B - Dantzic Street Elevation.




A | Section

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| Rev | Description | Date |
|---|---|---|
| T01 | Initial Issue for Stage 4 | 02.03.22 |
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. Metallic PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

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26-28 Hilton Street
Manchester M1 2EH
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**Project**
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**Drawing**
Proposed Podium B - Dantzic Street - Bay Study

| Scale @ A1 | Date |
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| **Drawn By** | **Checked By** |
| JD | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
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**Rev** P1

# Planning Drawing - May 2020

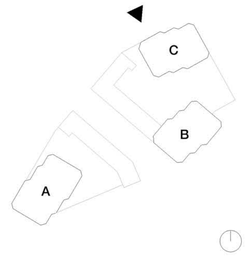



**1** Podium B - Tower C Residential Entrance

**A** Section

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| Rev | Description | Date |
|---|---|---|
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## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

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**Drawing**
Proposed Podium B - Tower C
Residential Entrance - Bay Study

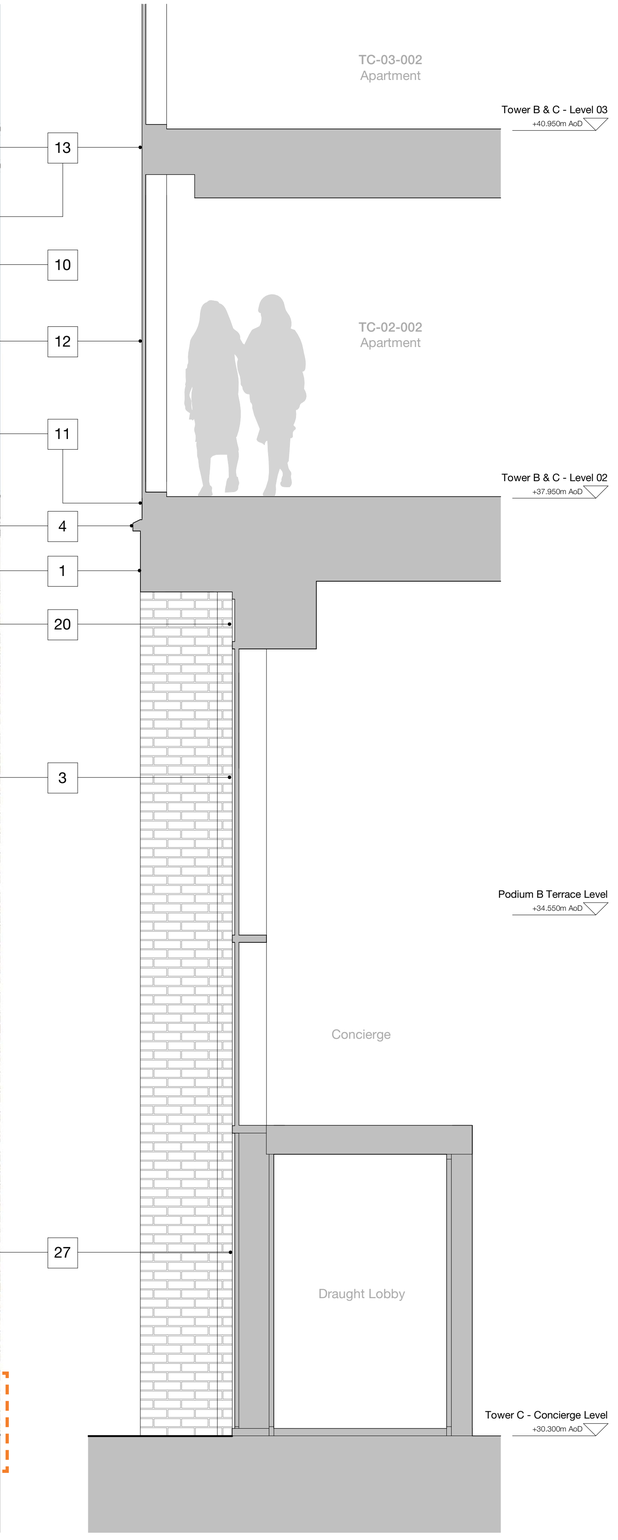
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| 1 : 25 | May 2020 |
| **Drawn By** | **Checked By** |
| AP | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
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| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0505 | P1 |

# NMA Planning Drawing



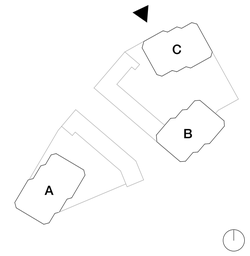




**1** Podium B - Tower C Residential Entrance.

**A** Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. Metallic PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

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**Drawing**
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| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

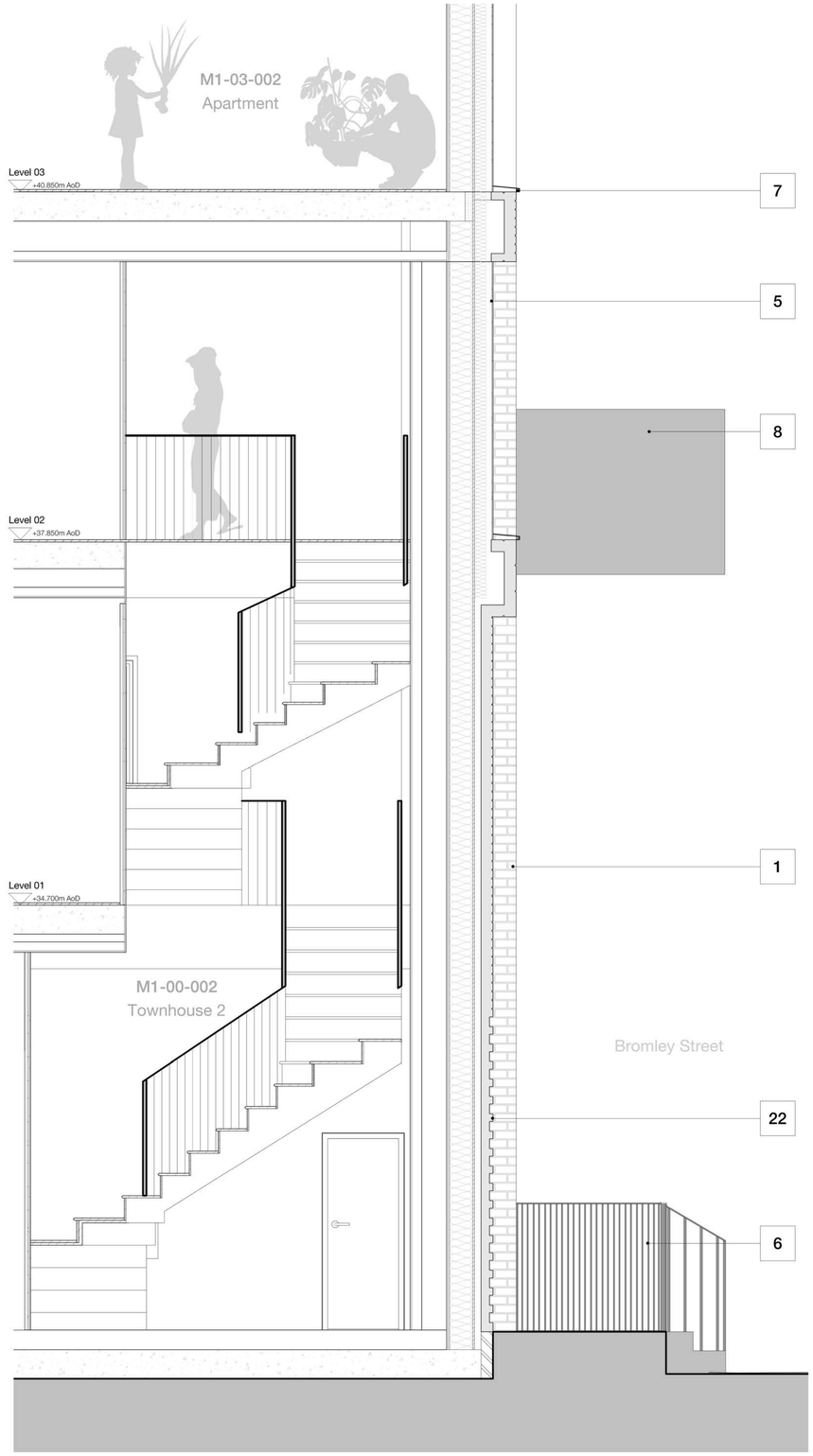
| Job Number | Status | Purpose of Issue |
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| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-PB-ZZ-DR-A-080405 **Rev** P1

# Planning Drawing - May 2020



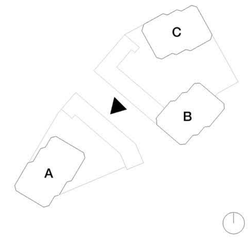

**1** Bromley Street Lower Levels - Elevation
1 : 25




**A** Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
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18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
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25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

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Manchester M1 2FF
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**Drawing**
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| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |
| **Drawn By** | **Checked By** |
| AP | NT |

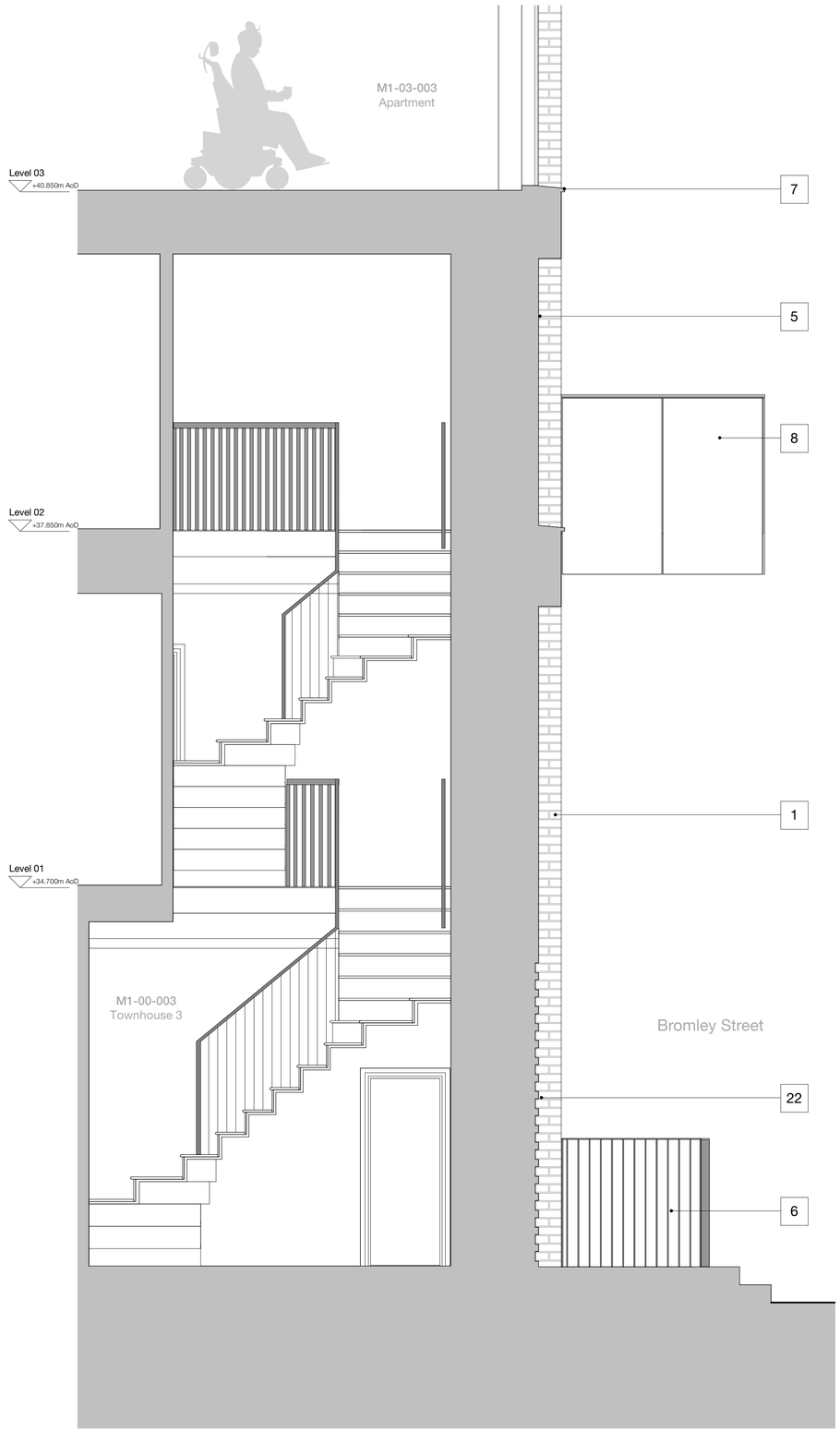
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0506 | P1 |

# NMA Planning Drawing



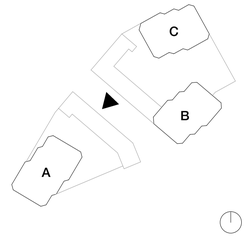

1 | Bromley Street Lower Levels - Elevation.




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. Metallic PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

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浙建集團
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
**hawkinsbrown.com**
Hawkins\Brown

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed Bromley Street Lower Levels - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

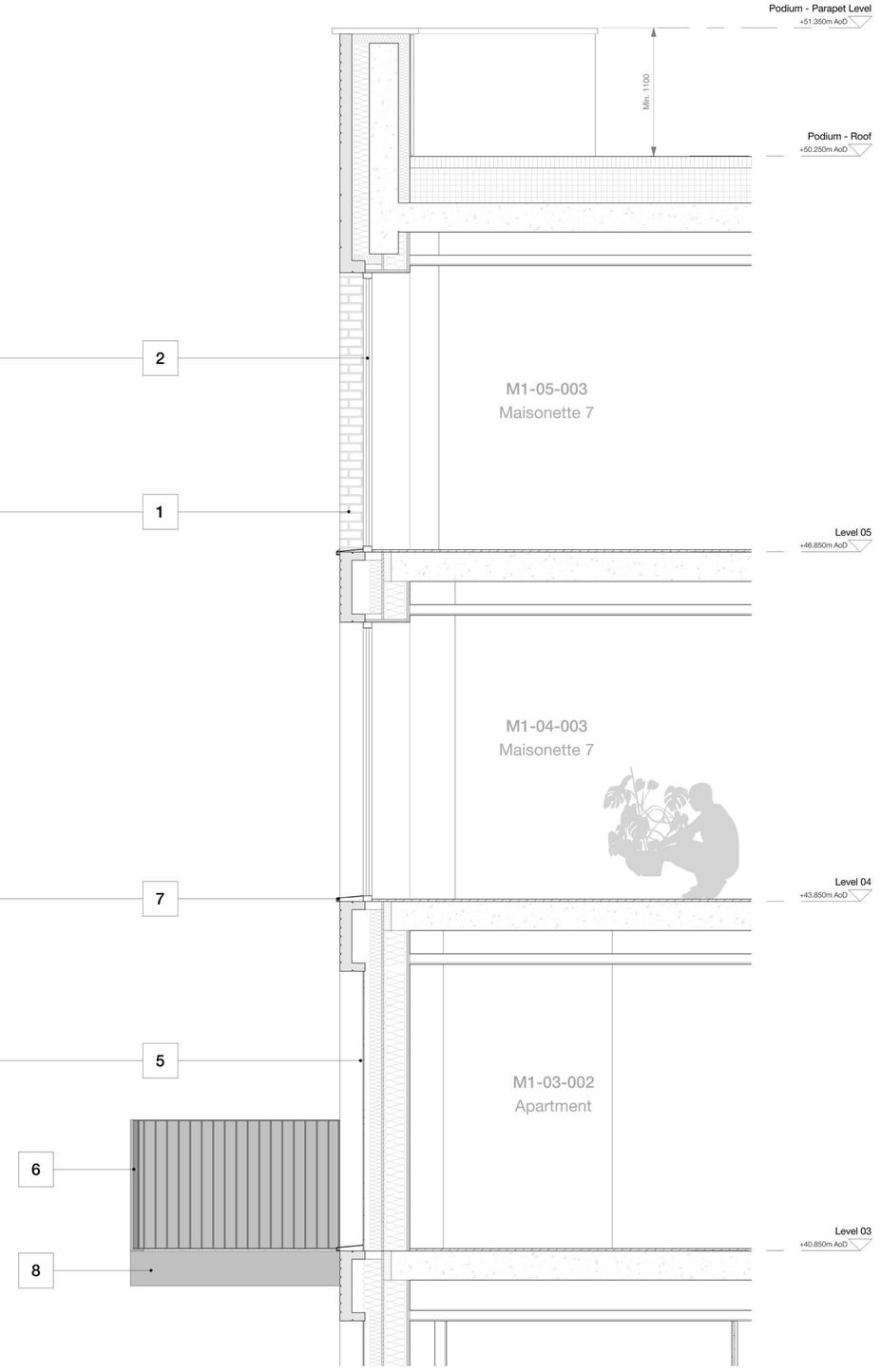
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| VRS-HBA-00-ZZ-DR-A-080406 | P1 |

# Planning Drawing - May 2020



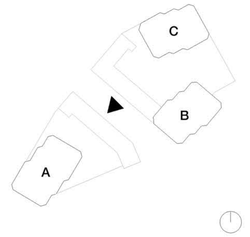

1 | Bromley Street Upper Levels - Elevation




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations - Openable panel behind for purge ventilation
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

3C Tariff Street
Manchester M1 2FF
mail@hawkinsbrown.com
**hawkinsbrown.com**

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Dantzic Street
Manchester

**Drawing**
Proposed Bromley Street Upper Levels - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |
| **Drawn By** | **Checked By** |
| AP | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0507 | P1 |

# NMA Planning Drawing

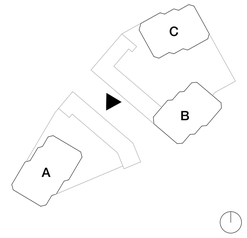



**1** | Bromley Street Upper Levels - Elevation.

**A** | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
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7. Projecting Metallic PPC Metal Cill
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10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
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18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
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25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

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26-28 Hilton Street
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mail@hawkinsbrown.com
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**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed Bromley Street Upper Levels - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |

| Drawn By | Checked By |
|---|---|
| JD | NT |

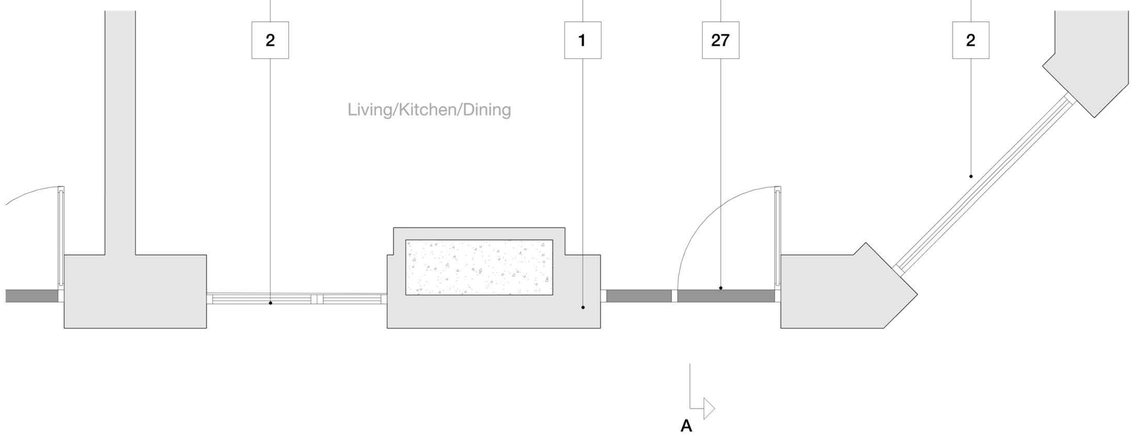
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| VRS-HBA-00-ZZ-DR-A-080407 | P1 |

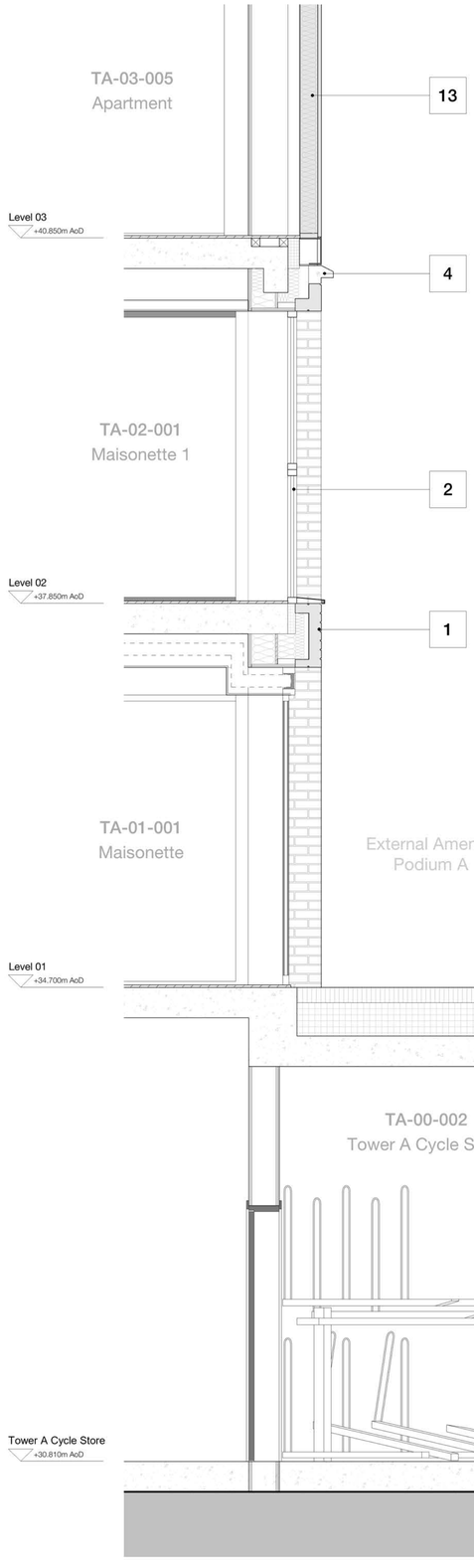
# Planning Drawing - May 2020




1 | Tower A Podium Condition - Elevation



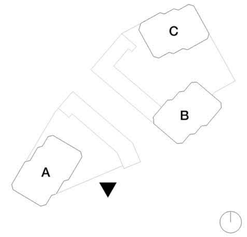

2 | Tower A Podium Condition - Plan




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
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5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
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12. Clear Fixed Glazing
13. Glazed Spandrel Panel
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15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

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Manchester M1 2FF
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**hawkinsbrown.com**

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Manchester

**Drawing**
Proposed Tower A Podium Condition - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |
| **Drawn By** | **Checked By** |
| AP | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

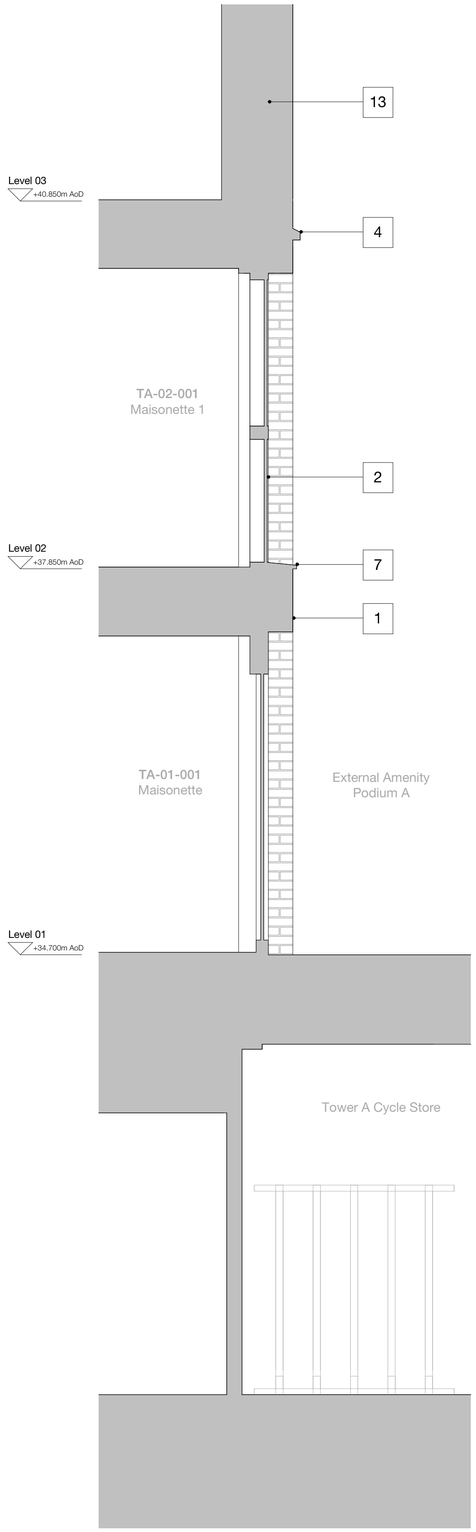
**Drawing No.** DAST-HBA-00-ZZ-DR-A-PL20_0508 — **Rev** P1

# NMA Planning Drawing




1 | Tower A Podium Condition - Elevation.

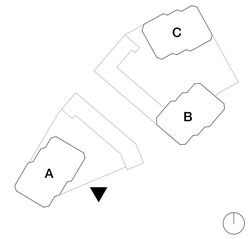
2 | Tower A Podium Condition - Plan.




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
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18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
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24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
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浙建集團
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
hawkinsbrown.com
Hawkins\Brown

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Manchester

**Drawing**
Proposed Tower A Podium Condition - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

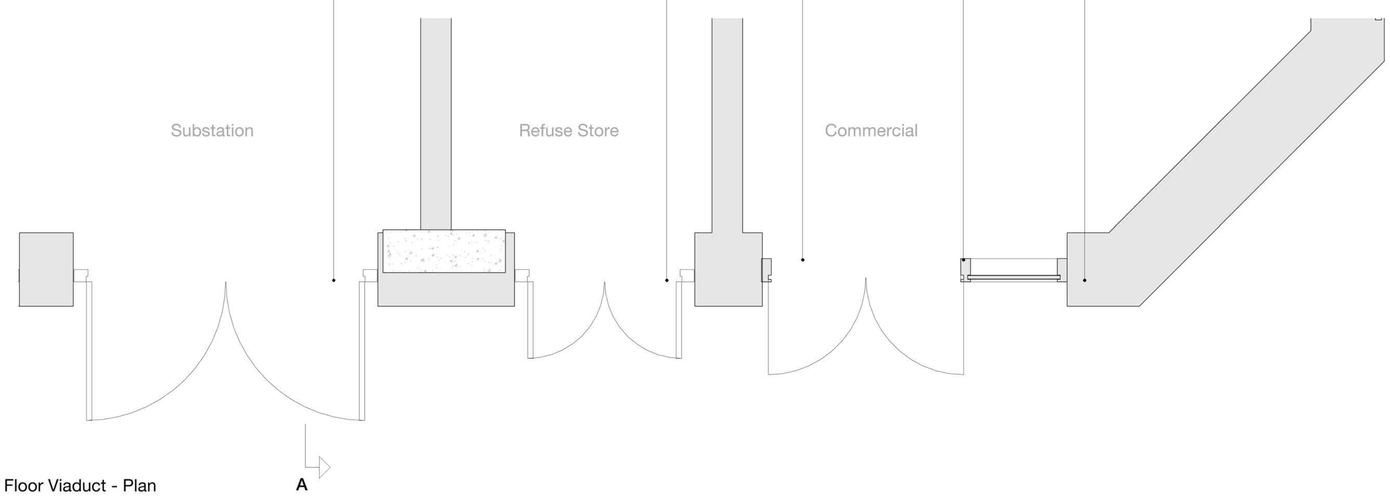
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|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-TA-ZZ-DR-A-080408
**Rev** P1

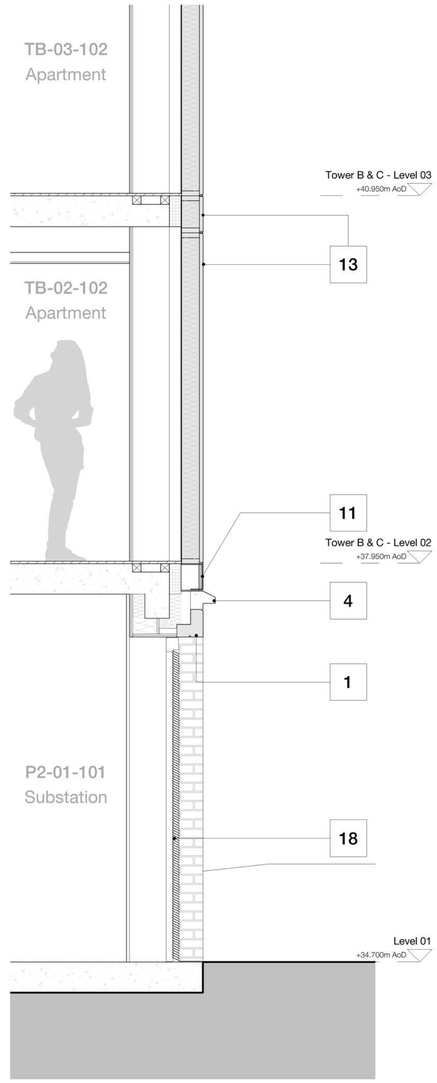
# Planning Drawing - May 2020




1 | Tower B Ground Floor Viaduct - Elevation



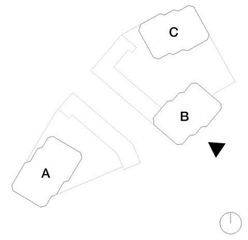

2 | Tower B Ground Floor Viaduct - Plan




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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




## Key:

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
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9. Anodised Aluminium Panel with Perforations
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12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (colour type and specification to be agreed at the discharge of condition stage)
15. Metallic PPC Metal Car Port Door
16. Metallic PPC Metal Residential Entrance Door
17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

3C Tariff Street
Manchester M1 2FF
mail@hawkinsbrown.com
**hawkinsbrown.com**

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Manchester

**Drawing**
Proposed Tower B Ground Floor Viaduct - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |
| **Drawn By** | **Checked By** |
| AP | NT |

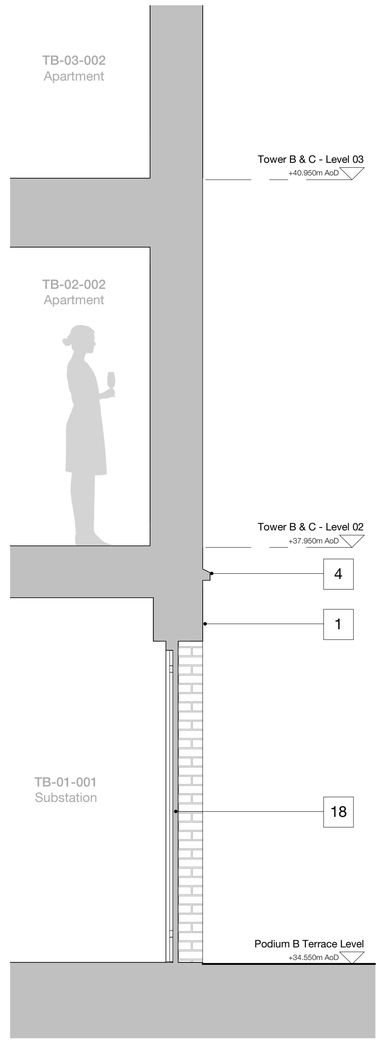
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|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0509 | P1 |

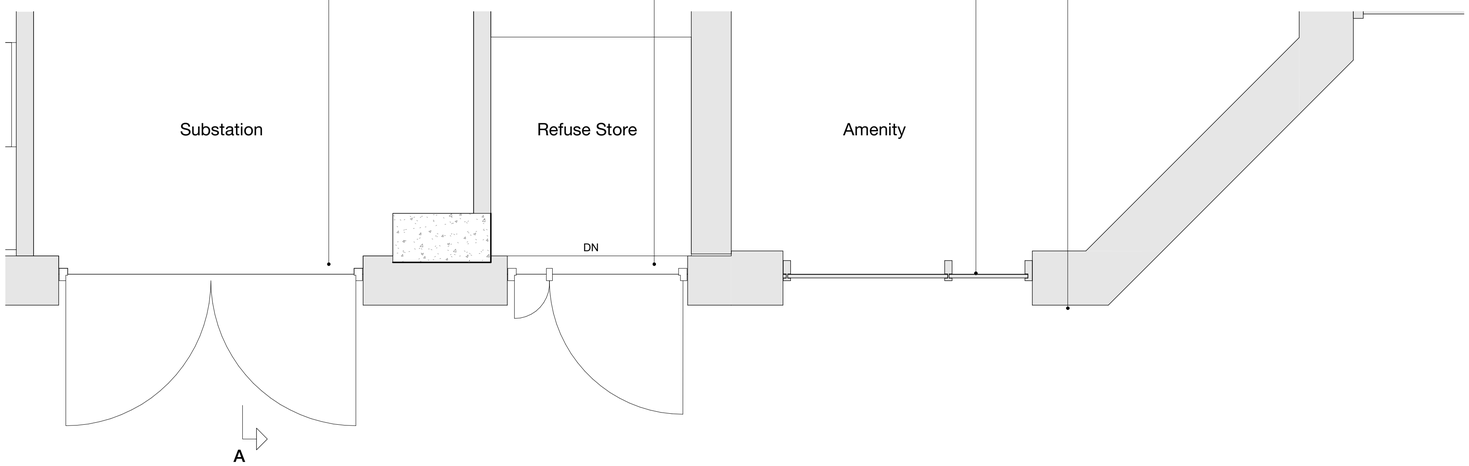
# NMA Planning Drawing




1 | Tower B Ground Floor Viaduct - Elevation.



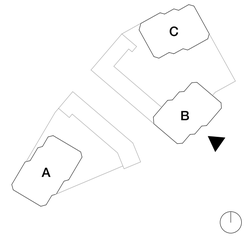

A | Section




2 | Tower B Ground Floor Viaduct - Plan.

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
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9. Anodised Aluminium Panel with Perforations
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**Project**
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Dantzic Street
Manchester

**Drawing**
Proposed Tower B Ground Floor Viaduct - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

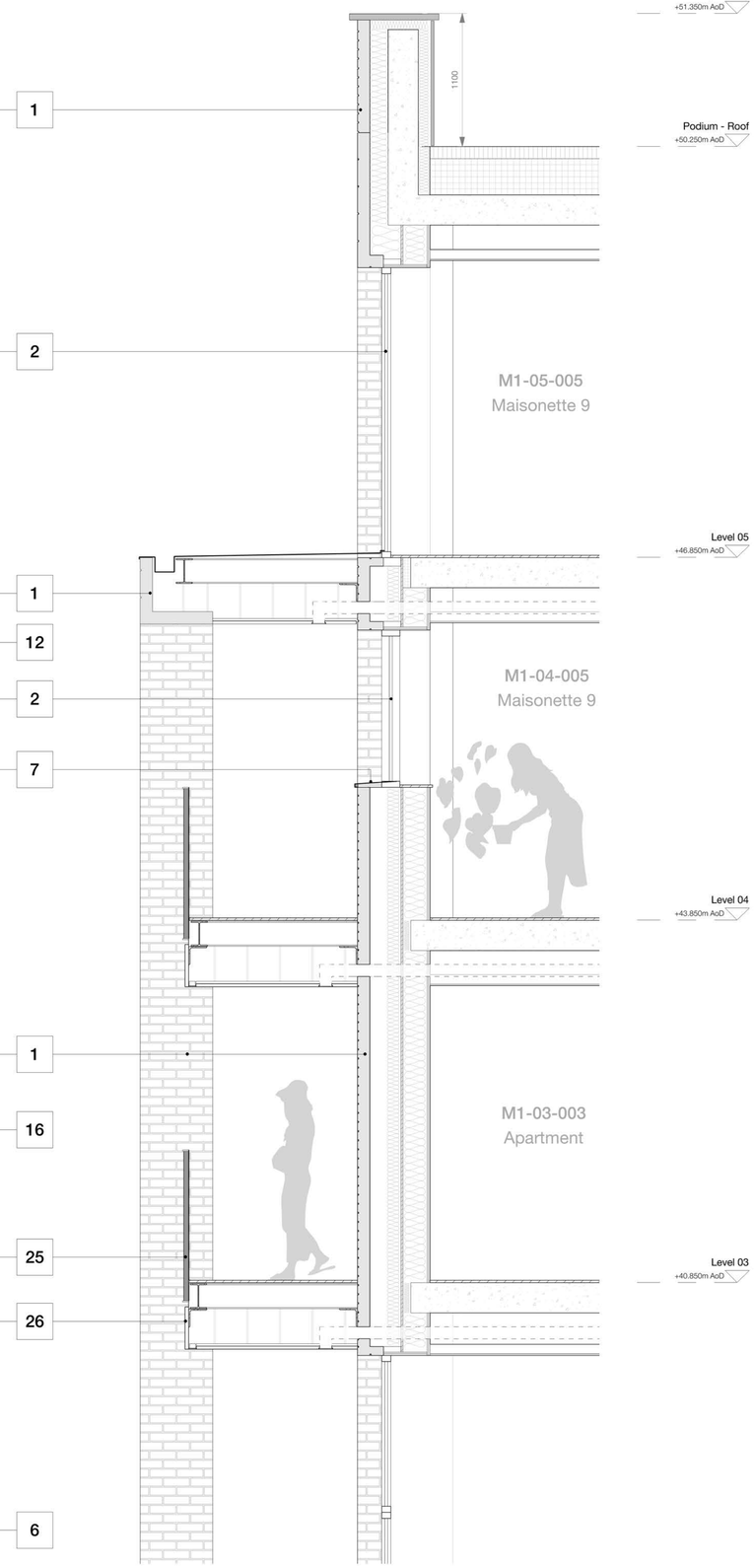
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|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| VRS-HBA-TB-ZZ-DR-A-080409 | P1 |

# Planning Drawing - May 2020



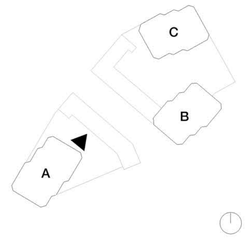

1 | Proposed Podium Access Galleries - Elevation
1 : 25




A | Section

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| Rev | Description | Date |
|---|---|---|
| P1 | Issued For Planning | 05.05.20 |




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17. Metallic PPC Metal Door
18. Metallic PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
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22. Feature Grey Brickwork
23. Hit & Miss Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door

3C Tariff Street
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**Project**
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Dantzic Street
Manchester

**Drawing**
Proposed Podium Access Galleries - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | May 2020 |
| **Drawn By** | **Checked By** |
| AP | NT |

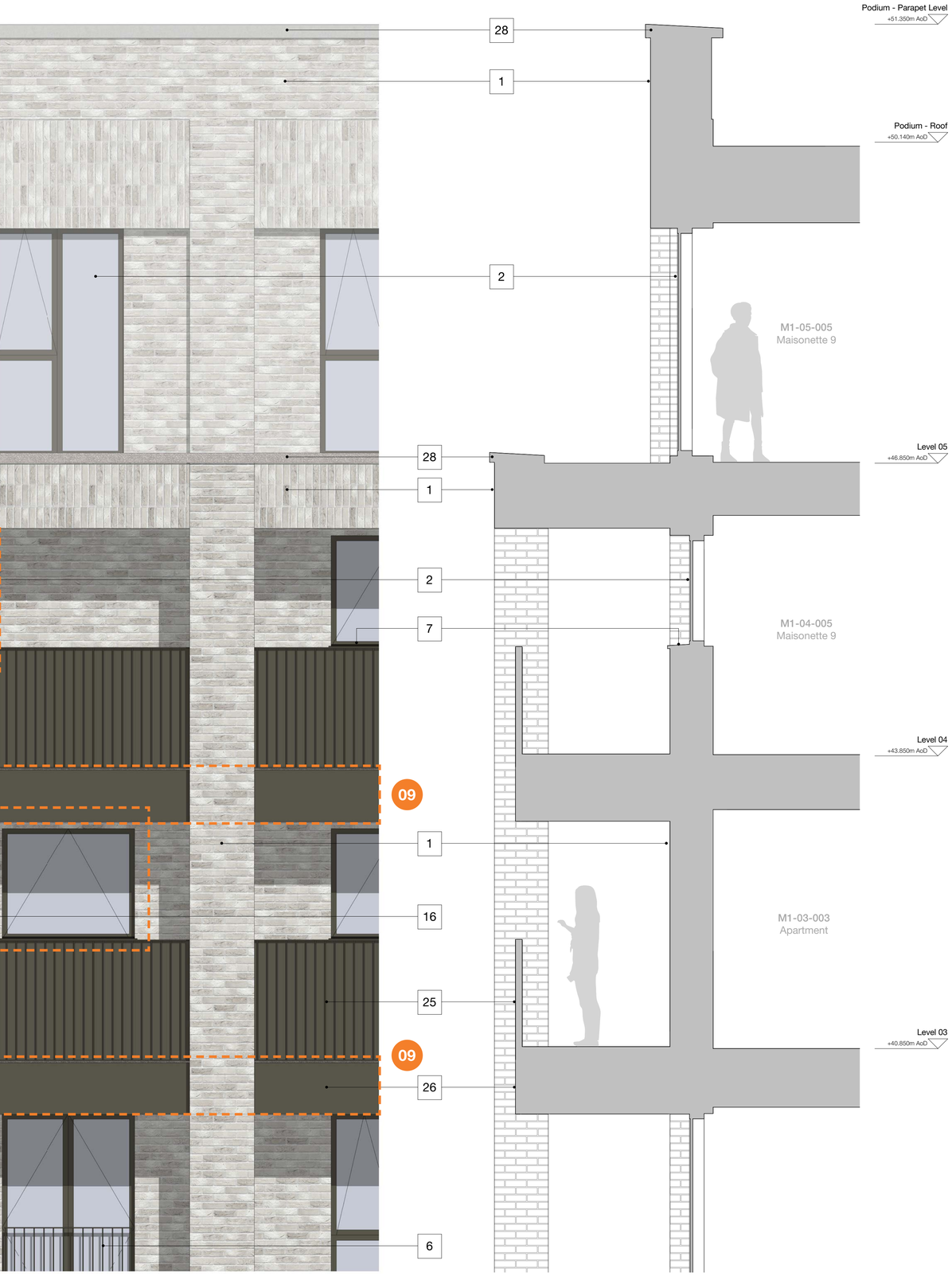
| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

| Drawing No. | Rev |
|---|---|
| DAST-HBA-00-ZZ-DR-A-PL20_0510 | P1 |

# NMA Planning Drawing



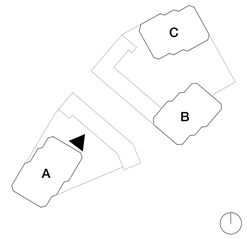

1 | Proposed Podium Access Galleries - Elevation.




A | Section

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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read inconjunction with Architect's specification and other consultant information.

| Rev | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 01.08.24 |




## Key

1. Grey Brickwork
2. Metallic PPC Aluminium Framed Window
3. Metallic PPC Aluminium Framed Curtain Wall
4. Precast concrete projecting Cill
5. Textured Fibre Cement Panel
6. Metallic PPC Metal Railings
7. Projecting Metallic PPC Metal Cill
8. Projecting Balcony
9. Anodised Aluminium Panel with Perforations
10. Anodised Aluminium Panel with Perforations (openable panel behind for purge ventilation)
11. Anodised Aluminium Spandrel Panel
12. Clear Fixed Glazing
13. Glazed Spandrel Panel
14. Coloured Anodised Aluminium Panel (as per agreed colour strategy)
15. PPC Metal Car Port Door
16. PPC Residential Entrance Door
17. Metallic PPC Metal Door
18. PPC Metal Louvred Door
19. Feature Metallic PPC Metal Gate - Automated
20. Metallic PPC Aluminium Panel with Perforations
21. Feature Metallic PPC Metal Fence with Gate
22. Feature Grey Brickwork
23. Hit & Miss Grey Brickwork
24. Exposed Concrete Feature Column
25. Metallic PPC Metal Railings with Solid Rear Panel
26. Metallic PPC Fascia Panel
27. Metallic PPC Framed Glazed Door
28. Precast concrete coping

CR Construction (U.K.) Company Limited
華營建築(英國)有限公司
浙建集團
26-28 Hilton Street
Manchester M1 2EH
mail@hawkinsbrown.com
**hawkinsbrown.com**
Hawkins\Brown

**Project**
Victoria Riverside
Dantzic Street
Manchester

**Drawing**
Proposed Podium Access Galleries - Bay Study

| Scale @ A1 | Date |
|---|---|
| 1 : 25 | Aug 2024 |
| **Drawn By** | **Checked By** |
| JD | NT |

| Job Number | Status | Purpose of Issue |
|---|---|---|
| 18059 | S2 | For Planning |

**Drawing No.** VRS-HBA-00-ZZ-DR-A-080410 **Rev** P1

# Planning Drawing - May 2020




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5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Red line boundary

**For hardswork keys refer to drawings:**
**1768.1-PLA-XX-XX-DR-L-1000**
**1768.1-PLA-XX-XX-DR-L-1001**

**For softwork keys refer to drawings:**
**1768.1-PLA-XX-XX-DR-L-2000**
**1768.1-PLA-XX-XX-DR-L-2001**

| Revision | Date | Description | Drawn | Apprvd. |
|---|---|---|---|---|
| S4-P05 | 24-04-20 | Planning | AT | AT |
| S4-P04 | 15-04-20 | Planning | AT | AT |
| S4-P03 | 25-03-20 | DRAFT PLANNING | AT | GB |
| S1-P02 | 06-12-19 | Comment | AT | GB |
| S1-P01 | 11-07-19 | DRAFT landscape proposals | AT | GB |

**Planit I.E. Limited**

**E:** info@planit-ie.com **W:** planit-ie.com

**MANCHESTER**
2 Back Grafton St , Altrincham, WA14 1DY
T: 0161 928 9281

**LONDON**
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678

**LIVERPOOL**
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

**Client** FEC

**Project** Victoria Riverside Northern Gateway

**Drg Title** Landscape vision masterplan

| Created on | Created by | Approved by |
|---|---|---|
| 17.06.19 | AT | GB |

| Scale | Size | Workstage |
|---|---|---|
| 1:250 | A1 | PLANNING |

| Drg No. | Suitability | Revision |
|---|---|---|
| 1768.1-PLA-XX-XX-DR-L-0001 | S4 | P05 |

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# NMA Planning Drawing

## PLANNING DESIGN CHANGES

Refer to Victoria Riverside - Planning Design Change Tracker in conjunction with this drawing.

CN-21 - Bromley Square paving material changed from granite to clay blocks.
CN-22 - Bituminous surface removed from Tower B ramp.
CN-23 - The arches paving material changed from yorkstone to granite paving.
CN-24 - Omitted steps to Tower B.
CN-25 - Change to tree species on podium A and B.
CN-26 - Change to tree pit detail in paving.
CN-45 - Updates to highway design as part of S278 agreement.
CN-46 - Omission of sculpture outside Tower A.
CN-47 - Omission of feature arch to top of ramp behind Tower B.
CN-49 - Omission of trees along Dantzic Street and additional to podiums.
CN-50 - Material changes and layout changes to both podiums.
CN-51 - Changes to boundary treatment plans (hoarding and green screen) to rear of site.
CN-52 - Dog spending area incorporated to back of Tower B.
CN-53 - Union Square paving material changed from granite to yorkstone paving.
CN-54 - Change to Tower B entrance steps.




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Red line boundary

| Revision | Date | Description | Drawn | Apprvd. |
|---|---|---|---|---|
| S2-P02 | 01-08-24 | Planning Changes | BM | MS |
| S2-P01 | 18-07-24 | Planning Changes | BM | MS |

**Planit I.E. Limited**
**E:** info@planit-ie.com **W:** planit-ie.com
**MANCHESTER**
2 Back Grafton St , Altrincham, WA14 1DY
T: 0161 928 9281
**LONDON**
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
**LIVERPOOL**
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

**Client** FEC

**Project** Victoria Riverside Northern Gateway

**Drg Title** Landscape Masterplan
Planning Changes

| Created on | Created by | Approved by |
|---|---|---|
| 18.07.24 | BM | MS |

| Scale | Size | Workstage |
|---|---|---|
| 1:250 | A1 | Stage 5 |

| Drg No. | Suitability | Revision |
|---|---|---|
| 1768.1-PLA-XX-XX-DR-L-0015 | S2 | P02 |

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