



Paul Butler Associates

Planning, Development & Heritage Consultants

24 June 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

936A

FAO Michael Pearson

Dear Julie,

Mindel House and 11 Bloom Street, Manchester

Applications for Variation of Conditions attached to Planning Permission 133975/JO/2022, Listed Building Consent 133905/JO/2022 and Listed Building Consent 133906/JO/2022 (Submissions under Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990)

On behalf of my client Beech Holdings, please find attached applications for variation of conditions attached to the above permission / consents to allow for amendments to the proposed scheme's design.

As part of these applications the following conditions of the approvals are proposed to be varied:

Planning Permission 133975/JO/2022

- Condition 2: Approved documents and drawings
- Condition 10: Construction Management Plan
- Condition 11: Details
- Condition 13: Environmental Standards Statement

Listed Building Consent 133905/JO/2022

- Condition 2: Approved documents and drawings
- Condition 4: Details
- Condition 5: Scaffolding

Listed Building Consent 133906/JO/2022

- Condition 2: Approved documents and drawings
- Condition 4: Details
- Condition 5: Scaffolding

Background

The purpose of the proposed amendments is to facilitate the implementation and delivery of the residential development and refurbishment of Mindel House and 11 Bloom Street to provide 80 apartments.

The previous contractor, Manchester Design & Build, entered administration in November 2023 whilst works to implement the existing planning permission and listed building consents were underway. As a result, works on the development stopped on site. Beech Holdings remain committed to the development and are now working with Russell WBHO as contractor, and Horizon Fletcher Rae architects to deliver the development.

As part of the design review process, and following the appointment of Russell WBHO and Horizon Fletcher Rae, a series of design amendments have been identified. These will provide a range of benefits, which include but are not limited to:

- Compliancy with latest building regulations relating to accessibility.
- Improved internal layout and space optimisation.
- Reduced heritage impact / securing further heritage benefits.
- Improved accessibility into the buildings and within the alleyway area.
- Improved waste management arrangements.
- Achievement of 1:1 cycle parking provision.
- Improved buildability and future maintenance.

In addition to amendments / improvements to the scheme design, this application process also seeks to update the Construction Management Plan and Environmental Standards Statement previously approved under the planning permission to enable the delivery of the development.

Final details are submitted where possible at this stage of the project to seek to address and minimise the requirements of the 'details' conditions (i.e. Planning Permission Condition 11, and Listed Building Consent Conditions 4). This will minimise the scope of the conditions attached to the new approvals, thereby enabling the efficient delivery of the development.

Revised scaffolding details are also provided.

Amendment Submission Information

The following information has been submitted as part of the applications:

Documents:

- 1) Application Forms for Amendment to Planning Permission 133975/JO/2022
- 2) Application Forms for Amendment to Listed Building Consent 133905/JO/2022
- 3) Application Forms for Amendment to Listed Building Consent 133906/JO/2022
- 4) Heritage Assessment Addendum prepared by Paul Butler Associates.

- 5) Design and Access Statement Addendum prepared by Horizon Fletcher Rae.
- 6) Waste Management Strategy prepared by Horizon Fletcher Rae.
- 7) Ventilation Statement prepared by Hulley & Kirkwood and associated drawings:

Bloom Street

- 24006-HAK-BS-B1-DR-M-570-01-VENTILATION LAYOUT LEVEL B1
- 24006-HAK-BS-00-DR-M-570-01-VENTILATION LAYOUT LEVEL 00
- 24006-HAK-BS-01-DR-M-570-01-VENTILATION LAYOUT LEVEL 01
- 24006-HAK-BS-01-DR-M-570-02-VENTILATION ISOMETRIC LAYOUTS LEVEL 01
- 24006-HAK-BS-02-DR-M-570-01-VENTILATION LAYOUT LEVEL 02
- 24006-HAK-BS-03-DR-M-570-01-VENTILATION LAYOUT LEVEL 03
- 24006-HAK-BS-04-DR-M-570-01-VENTILATION LAYOUT LEVEL 04
- 24006-HAK-BS-05-DR-M-570-01-VENTILATION LAYOUT LEVEL 05

Mindel House

- 24006-HAK-MH-B1-DR-M-570-01-VENTILATION LAYOUT LEVEL B1
- 24006-HAK-MH-00-DR-M-570-01-VENTILATION LAYOUT LEVEL 0
- 24006-HAK-MH-01-DR-M-570-01-VENTILATION LAYOUT LEVEL 1
- 24006-HAK-MH-02-DR-M-570-01-VENTILATION LAYOUT LEVEL 2
- 24006-HAK-MH-03-DR-M-570-01-VENTILATION LAYOUT LEVEL 3
- 24006-HAK-MH-04-DR-M-570-01-VENTILATION LAYOUT LEVEL 4

Typical Sections

- 24006-HAK-ZZ-ZZ-DR-M-570-01-VENTILATION TYPICAL SECTIONS

- 8) Environmental Standards Statement prepared by Hulley & Kirkwood (To follow).
- 9) Preliminary Bat Roost Assessment Report prepared by Collington Winter Environmental.
- 10) Construction & Method Statement prepared by Russell WBHO.
- 11) Schedule of Repair and Renovation prepared by Russell WBHO.
- 12) Perimeter Scaffold and Temporary Roof System document and scaffolding drawings prepared by xxxx:
 - 24-BSD-1001-01-01 'Perimeter Access Scaffold and Temporary Roof System'
 - 24-BSD-1001-01-02 'Perimeter Access Scaffold and Temporary Roof System'
 - 24-BSD-1001-01-03 'Perimeter Access Scaffold and Temporary Roof System'
 - 24-BSD-1001-01-04 'Perimeter Access Scaffold and Temporary Roof System'

Architectural Drawings prepared by Horizon Fletcher Rae:

- Refer to drawing register prepared by Horizon Fletcher Rae included at **Appendix 1** of this letter.

Previously Approved Drawings / Information:

Previously approved drawings / information which the above drawings / information will 'substitute' have been submitted and set out below:

- Structural Glazing information and 3D Visuals Received 11 August 2020
- 061_166_BS F 5TH FLOOR PLAN Rev H
- 061_214_BS F ELEVATIONS Rev G
- 061_240 C BLOOM STREET EXTENSION ELEVATIONS Rev E
- 061_241 C BLOOM STREET EXTENSION ELEVATIONS 2 Rev E
- 502A ACTUAL CURTAIN WALLING REV B Received 17 March 2020
- 061_152_MS D LOWER GROUND FLOOR PLAN
- 061_153_MS D UPPER GROUND FLOOR PLAN
- 061_154_MS D 1ST FLOOR PLAN
- 061_155_MS D 2ND FLOOR PLAN
- 061_156_MS D 3RD FLOOR PLAN
- 061_157_MS D 4TH FLOOR PLAN
- 061_159_MS E ROOF PLAN
- 061_160_BS E LOWER GROUND FLOOR PLAN
- 061_161_BS E UPPER GROUND FLOOR PLAN
- 061_162_BS E 1ST FLOOR PLAN
- 061_163_BS E 2ND FLOOR PLAN
- 061_164_BS F 3RD FLOOR PLAN
- 061_165_BS F 4TH FLOOR PLAN
- 061_167_BS F TERRACE PLAN
- 061_169_MS D LOWER GROUND FLOOR CEILING PLAN
- 061_170_MS D UPPER GROUND FLOOR CEILING PLAN
- 061_171_MS D 1ST FLOOR CEILING PLAN
- 061_172_MS D 2ND FLOOR CEILING PLAN
- 061_173_MS D 3RD FLOOR CEILING PLAN
- 061_174_MS E 4TH FLOOR CEILING PLAN
- 061_177_BS E LOWER GROUND FLOOR CEILING PLAN
- 061_178_BS E UPPER GROUND FLOOR CEILING PLAN
- 061_179_BS E 1ST FLOOR CEILING PLAN
- 061_180_BS E 2ND FLOOR CEILING PLAN
- 061_181_BS F 3RD FLOOR CEILING PLAN
- 061_182_BS F 4TH FLOOR CEILING PLAN
- 061_183_BS F 5TH FLOOR CEILING PLAN
- 061_184_BS D ROOF TERRACE CEILING PLAN
- 061_205_MS C SECTION A-A
- 061_206_MS C SECTION B-B
- 061_207_BS C SECTION C-C
- 061_208_BS F SECTION D-D
- 061_209_MS C SECTION E-E
- 061_213_MS E ELEVATIONS
- 061_501 D TYPICAL WALL DETAILS
- 061_502 D ROOF EXTENSION DETAILS
- 061_505 D SKY WELL DETAILS
- 061_506 C EXTERNAL HOIST BALCONY DETAILS

- 061_508 A SHADOW GAP DETAIL
- 061_530_BS B MAIN STAIRCASE
- 061_531_BS C SECONDARY STAIRCASE
- 061_543 D BLOOM STREET TYPICAL WINDOW DETAILS
- 061_544 D TYPICAL WINDOW WITH DECORATIVE FRAME
- 061_545 D MINSHULL STREET TYPICAL WINDOW DETAILS
- 061_546 D BLOOM SUBSTATION DETAILS
- 061_548 D ALLEYWAY DETAILS
- 061_549 D GATE ELEVATIONS
- 061_550 D ALLEYWAY PLANS & SECTIONS
- 061_552 B RAMP & STEP DETAILS
- 061_553 C BLOOM STREET HOVEL
- 061_554 B AOV LOUVRE DETAIL
- 061_561 A MINSHULL STREET NEW OPENINGS PROPOSED
- 061_562 A BLOOM STREET NEW OPENINGS PROPOSED
- 061_563 C SMOKE SHAFT DETAILS
- 061_564_BS A UPPER GROUND FLOOR WINDOW DETAIL
- 061_701_MS A LOWER GROUND FLOOR EXTERNAL WALL FINISH
- 061_702_MS B UPPER GROUND FLOOR EXTERNAL WALL FINISH
- 061_703_MS B 1ST FLOOR EXTERNAL WALL FINISHES
- 061_704_MS B 2ND FLOOR EXTERNAL WALL FINISHES
- 061_705_MS A 3RD FLOOR EXTERNAL WALL FINISHES
- 061_706_MS B 4TH FLOOR EXTERNAL WALL FINISHES
- 061_708_BS C LOWER GROUND FLOOR EXTERNAL WALL FINISH
- 061_709_BS C UPPER GROUND FLOOR EXTERNAL WALL FINISH
- 061_710_BS C 1ST FLOOR EXTERNAL WALL FINISHES
- 061_711_BS C 2ND FLOOR EXTERNAL WALL FINISHES
- 061_712_BS C 3RD FLOOR EXTERNAL WALL FINISHES
- 061_713_BS C 4TH FLOOR EXTERNAL WALL FINISHES
- 061_901_MS C LOWER GROUND FLOOR RETENTION PLAN
- 061_902_MS C 1ST FLOOR RETENTION PLAN
- 061_903_MS C 2ND FLOOR RETENTION PLAN
- 061_904_MS C 2ND FLOOR RETENTION PLAN
- 061_905_MS C 3RD FLOOR RETENTION PLAN
- 061_906_MS C 4TH FLOOR RETENTION PLAN
- 061_908_BS D LOWER GROUND FLOOR RETENTION PLAN
- 061_909_BS D UPPER GROUND FLOOR RETENTION PLAN
- 061_910_BS D 1ST FLOOR RETENTION PLAN
- 061_911_BS D 2ND FLOOR RETENTION PLAN
- 061_912_BS D 3RD FLOOR RETENTION PLAN
- 061_913_BS D 4TH FLOOR RETENTION PLAN
- 061_914_BS D ROOF RETENTION PLAN
- 061_501A B TYPICAL WALL DETAILS
- 061_101_MS D LOWER GROUND FLOOR PLAN
- 061_102_MS D UPPER GROUND FLOOR PLAN
- 061_103_MS D 1ST FLOOR PLAN
- 061_104_MS D 2ND FLOOR PLAN
- 061_105_MS D 3RD FLOOR PLAN
- 061_106_MS D 4TH FLOOR PLAN

- 061_107_MS C ROOF PLAN
- 061_109_MS D LOWER GROUND FLOOR CEILING PLAN
- 061_110_MS D UPPER GROUND FLOOR CEILING PLAN
- 061_111_MS D 1ST FLOOR CEILING PLAN
- 061_112_MS D 2ND FLOOR CEILING PLAN
- 061_113_MS D 3RD FLOOR CEILING PLAN
- 061_114_MS E 4TH FLOOR CEILING PLAN
- 061_117_BS D LOWER GROUND FLOOR PLAN
- 061_118_BS D UPPER GROUND FLOOR PLAN
- 061_119_BS D 1ST FLOOR PLAN
- 061_120_BS D 2ND FLOOR PLAN
- 061_122_BS D 4TH FLOOR PLAN
- 061_123_BS B ROOF PLAN
- 061_125_BS D LOWER GROUND FLOOR CEILING PLAN
- 061_126_BS D UPPER GROUND FLOOR CEILING PLAN
- 061_127_BS D 1ST FLOOR CEILING PLAN
- 061_128_BS D 2ND FLOOR CEILING PLAN
- 061_129_BS D 3RD FLOOR CEILING PLAN
- 061_130_BS D 4TH FLOOR CEILING PLAN
- 061_201_MS B SECTION A-A
- 061_202_MS B SECTION B-B
- 061_203_BS C SECTION C-C
- 061_204_BS C SECTION D-D
- 061_211_MS E ELEVATIONS
- 061_212_BS D ELEVATIONS
- 061_216 D STREET VIEWS A
- 061_217 D STREET VIEWS B
- 061_220 B MINSHULL STREET SECTION EXTERIOR WALLS
- 061_221 B BLOOM STREET SECTION EXTERIOR WALLS
- 061_547 D ALLEYWAY PLANS & SECTIONS
- 061_551 B ALLEYWAY SECTIONS & ELEVATIONS
- 061_560 A NEW OPENINGS DETAILS
- 061_176_MS B SPRINKLER RETENTION SYSTEM
- 061_001 A LOCATION & SITE PLAN
- Roof top extension brochure
- Waste Plan 061_002 Rev A Received 13 November 2019
- Bat Inspection Survey of Mindel House and 11 Bloom Street prepared by REC Ltd Received 21 November 2019
- Planning Statement prepared by Paul Butler Associates
- Heritage Statement for Mindel House prepared by Paul Butler Associates.
- Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.
- Historic Photographic Records prepared by Paul Butler Associates (one report for each building).
- Environmental Standards Statement prepared by Element Sustainability.
- Crime Impact Statement prepared by Greater Manchester Police Design for Security.
- Transport Statement prepared by SCP Transportation Planning.
- Framework Travel Plan prepared by SCP Transportation Planning.
- Noise report prepared by Sandy Brown
- Schedule of Repair and Renovation prepared by Beech Design & Build.

- The Construction Management Plan prepared by Manchester Design +Build received
- by the City Council as local planning authority on 22 April 2021
- TV Reception Survey prepared by SCS.
- Air Quality Assessment prepared by Redmore Environmental Reference: 4247 r1 dated 19th March 2021
- Ventilation Strategy Report prepared by Parker Wilson Consulting.
- Drainage Strategy prepared by CRM Rainwater Drainage.
- Development Appraisal prepared by Beech Holdings dated March 2018
- Design and Access Statement prepared by Beech Design & Build dated February 2018
- The email from Paul Butler Associates dated 20 May 2021

On the listed building consent for Mindel House the following additional information was also approved:

- The Architectural Paint Research prepared by Lincoln Conservation dated October 2021
- The report by WJ Structures Ltd dated 3 March 2022
- The report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G
- The letter from Manchester Design and Build dated 24th April 2022
- The email from Paul Butler Associates dated 1 September 2022 (excluding the following wording: 'Ok. It is accepted that hot mixed mortar will be used.')

Additional Information

To assist with the processing of this application Appendix 2 of this letter provides proposed amended wording for conditions that are the subject of these amendment applications.

Appendix 3 provides a schedule identifying information submitted to substitute existing approved drawings.

Appendix 4 provides a schedule identifying information submitted in relation to the 'details' conditions.

We trust that this information is sufficient to enable validation of the amendment applications. The application fee (£293) for the Section 73 amendment application has been paid on submission. No fee is payable for the Section 19 amendment applications.

We look forward to working with the Council to progress these amendment applications through to determination to facilitate the implementation and delivery of the Piccadilly Warehouse development.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Associate Director

Appendix 1: Main drawing Register prepared by Horizon Fletcher Rae

Document Issue Record

[illegible]**MINDEL HOUSE**[illegible]

MH-ZZ-DR-A-9010	Proposed North-West Elevation	P1
MH-ZZ-DR-A-9011	Proposed North-East Elevation	P1
MH-ZZ-DR-A-9012	Proposed South- East Elevation	P1
MH-ZZ-DR-A-9013	Proposed South- West Elevation	P1
MH-ZZ-DR-A-9014	Alleyway Elevations	P1
MH-ZZ-DR-A-9015	Section A-A'	P1
MH-ZZ-DR-A-9016	Section B-B'	P1

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

MH-UG-DR-A-9150	Upper Ground Floor_Internal Partitions ID Plan	P1
MH-01-DR-A-9151	First Floor_Internal Partitions ID Plan	P1
MH-02-DR-A-9152	Second Floor_Internal Partitions ID Plan	P1
MH-03-DR-A-9153	Third Floor_Internal Partitions ID Plan	P1
MH-04-DR-A-9154	Fourth Floor_Internal Partitions ID Plan	P1
MH-LG-DR-A-9155	Lower Ground Floor_Internal Partitions ID Plan	P1

Document Issue Record

[illegible]

BLOOM STREET

BS-UG-DR-A-9000	Upper Ground Floor_GAs	P1
BS-01-DR-A-9001	First Floor_GAs	P1
BS-02-DR-A-9002	Second Floor_GAs	P1
BS-03-DR-A-9003	Third Floor_GAs	P1
BS-04-DR-A-9004	Fourth Floor_GAs	P1
BS-05-DR-A-9005	Fifth Floor_GAs	P1
BS-LG-DR-A-9006	Lower Ground Floor_GAs	P1
BS-RP-DR-A-9007	Roof plan - GAs	P1

[illegible][illegible][illegible]

BS-UG-DR-A-9040	Upper Ground Floor Retention Plan	P1
BS-01-DR-A-9041	First Floor Retention Plan	P1
BS-02-DR-A-9042	Second Floor Retention Plan	P1
BS-03-DR-A-9043	Third Floor Retention Plan	P1
BS-04-DR-A-9044	Fourth Floor Retention Plan	P1
BS-LG-DR-A-9045	Lower Ground Floor Retention Plan	P1

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

BS-ZZ-DR-A-9120	Main Entrance External Wall	P1
BS-ZZ-DR-A-9121	Alleyway External Wall	P1
BS-ZZ-DR-A-9122	Rear Exit External Wall	P1
BS-ZZ-DR-A-9123	Former Entrance External Wall	P1
BS-ZZ-DR-A-9124	Bloom St. External Wall	P1
BS-ZZ-DR-A-9125	Penthouse Extension	P1

BS-UG-DR-A-9130	Upper Ground Floor_RCP	P1
BS-01-DR-A-9131	First Floor_RCP	P1
BS-02-DR-A-9132	Second Floor_RCP	P1
BS-03-DR-A-9133	Third Floor_RCP	P1
BS-04-DR-A-9134	Fourth Floor_RCP	P1
BS-05-DR-A-9135	Fifth Floor_RCP	P1
BS-06-DR-A-9136	Lower Ground Floor_RCP	P1

[illegible]

Appendix 2: Proposed Amended wording for Conditions Subject to Amendments

The below sets out proposed condition wording for the conditions that are the subject of these amendment applications:

Planning Permission

- **Condition 2: Approved documents and drawings**

Note: Refer to Schedule Identifying information submitted to substitute existing approved drawings at Appendix 3 which identifies the information that should be referenced within the amendment approval.

- **Condition 10: Construction Management Plan**

Revised wording following approval:

'10) The construction of the development hereby approved shall comply fully and only with the information within the Construction & Methodology Statement prepared by Manchester Russell WBHO received by the City Council as local planning authority.

Reason - In the interest of pedestrian and highway safety, and to ensure that construction works are not prejudicial or a nuisance to adjacent dwellings and properties pursuant to policy DM1 of the Core Strategy'.

- **Condition 11: Details**

Note: as part of this application detailed information has been provided to address various sub-points of this condition, as set out by the schedule provided by Horizon Fletcher Rae which is attached at Appendix 4 of this letter.

Below is a 'striked-out' version of the condition and a 'clean' version of the replacement condition.

'Striked-out condition':

'11) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

BOTH BUILDINGS

(a) If any additional external features are discovered during external works to the elevations and rooves, an approach must be agreed with the local planning authority in writing.

(b) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).

- ~~(c) Agree final design of windows (including repair and refurbishment of original window architraves and new basement windows)~~
- (d) Specification / methodology for replacement of missing basement window grilles
- ~~(e) Detailed design of new external doors~~
- (f) Details of the smoke shaft
- (g) Details of retention / repair of historic cast iron rainwater goods
- ~~(h) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed~~
- ~~(i) Design of hovel gate to Bloom Street~~
- ~~(j) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings~~
- ~~(k) Where plans identify features to be removed, please clarify where these could be used elsewhere~~

MINDEL HOUSE

- (a) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- ~~(b) Detailed design of dry riser within a Bloom Street basement window~~

11 BLOOM STREET

- ~~(a) Details of the sky well~~
- (b) Details of proposed lift and platform lift
- ~~(c) Details of canopy design and boundary wall within yard~~
- (d) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be carried out only as approved and shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester'.

'Clean' version of new condition 11 with numbering updated:

'11) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

BOTH BUILDINGS

- (a) If any additional external features are discovered during external works to the elevations and rooves, an approach must be agreed with the local planning authority in writing.
- (b) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (c) Specification / methodology for replacement of missing basement window grilles

- (d) Details of the smoke shaft
- (e) Details of retention / repair or historic cast iron rainwater goods

MINDEL HOUSE ONLY

- (f) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)

11 BLOOM STREET ONLY

- (g) Details of proposed lift and platform lift
- (h) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be carried out only as approved and shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2'.

- **Condition 13: Environmental Standards Statement**

Revised wording following approval:

'13) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Hulley & Kirkwood. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, policy JP-S2 of Places for Everyone, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework'.

Listed Building Consent (Mindel House)

- **Condition 2: Approved documents and drawings**

Note: Refer to Schedule identifying information submitted to substitute existing approved drawings at Appendix 3 which identifies the information that should be referenced within the amendment approvals.

- **Condition 4: Details**

Note: as part of this application detailed information has been provided to address various sub-points of this condition, as set out by the schedule provided by Horizon Fletcher Rae which is attached at Appendix 4 of this letter.

Below is a 'striked-out' version of the condition and a 'clean' version of the replacement condition.

'Striked-out condition'

'4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

~~(a) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.~~

(b) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.

(c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).

~~(d) Details of shadow gaps~~

(e) Details of any basement tanking

(f) Agreement of a plaster match to original / historic plaster

(g) Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach

(h) Detailed specification / methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.

~~(i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)~~

(j) Specification / methodology for replacement of missing basement window grilles

~~(k) Detailed design of new internal and external doors~~

(l) Detailed methodology for the proposed restoration / refurbishment of retained staircases

~~(m) Details of the smoke shaft~~

(n) Detailed design of the post boxes

(o) Details of retention / repair or historic cast iron rainwater goods

~~(p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed~~

~~(q) Design of hovel gate to Bloom Street~~

~~(r) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings~~

~~(s) Where plans identify features to be removed, please clarify where these could be used elsewhere~~

MINDEL HOUSE

(a) Details of the enclosing structure to the main staircase

~~(b) Agreement of design of works to windows which should include the proposed treatment of panelling in window reveals~~

~~(c) Agreement of treatment of ground floor entrance area (at the Bloom Street / Minshull Street corner)~~

(d) Confirmation of the treatment of the basement ceiling and detailed specification / methodology for the proposed returning of exposed timber to its original appearance.

(e) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)

(f) Detailed design of dry riser within a Bloom Street basement window

(g) Details of blocking of internal doorways servicing the secondary/rear staircase.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester'.

'Clean' version of new condition 4 with numbering updated:

'4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.

(b) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).

(c) Details of any basement tanking

(d) Agreement of a plaster match to original / historic plaster

(e) Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach

(f) Detailed specification / methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.

(g) Specification / methodology for replacement of missing basement window grilles

(h) Detailed methodology for the proposed restoration / refurbishment of retained staircases

(i) Detailed design of the post boxes

(j) Details of retention / repair or historic cast iron rainwater goods

MINDEL HOUSE

- (k) Details of the enclosing structure to the main staircase
- (l) Confirmation of the treatment of the basement ceiling and detailed specification / methodology for the proposed returning of exposed timber to its original appearance.
- (me) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- (n) Detailed design of dry riser within a Bloom Street basement window
- (o) Details of blocking of internal doorways servicing the secondary/rear staircase.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2'.

▪ **Condition 5: Scaffolding**

Revised wording following approval:

'5) The scaffolding of the site shall be implemented and maintained in accordance with the information within the following approved documents :

- *Perimeter Scaffold and Temporary Roof System document and scaffolding drawings:*
- *24-BSD-1001-01-01 'Perimeter Access Scaffold and Temporary Roof System'*
- *24-BSD-1001-01-02 'Perimeter Access Scaffold and Temporary Roof System'*
- *24-BSD-1001-01-03 'Perimeter Access Scaffold and Temporary Roof System'*
- *24-BSD-1001-01-04 'Perimeter Access Scaffold and Temporary Roof System'*

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2'.

Listed Building Consent (11 Bloom Street)

▪ **Condition 2: Approved documents and drawings**

Note: Refer to Schedule identifying information submitted to substitute existing approved drawings at Appendix 3 which identifies the information that should be referenced within the amendment approvals.

▪ **Condition 4: Details**

Note: as part of this application detailed information has been provided to address various sub-points of this condition, as set out by the schedule provided by Horizon Fletcher Rae which is attached at Appendix 4 of this letter.

Below is a 'striked-out' version of the condition and a 'clean' version of the replacement condition.

'Striked-out condition':

'4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

~~*(a) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.*~~

(b) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.

(c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).

~~*(d) Details of shadow gaps*~~

(e) Details of any basement tanking

(f) Agreement of a plaster match to original / historic plaster

(g) Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach

(h) Detailed specification / methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.

~~*(i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)*~~

(j) Specification / methodology for replacement of missing basement window grilles

~~*(k) Detailed design of new internal and external doors*~~

(l) Detailed methodology for the proposed restoration / refurbishment of retained staircases

(m) Details of the smoke shaft

(n) Detailed design of the post boxes

(o) Details of retention / repair or historic cast iron rainwater goods

~~*(p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed*~~

~~*(q) Design of hovel gate to Bloom Street*~~

~~*(r) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings*~~

~~*(s) Where plans identify features to be removed, please clarify where these could be used elsewhere*~~

11 BLOOM STREET

~~*(a) Details of the sky well*~~

(b) Details of new enclosing structure (including new internal windows to apartments) to retained staircases

~~(c) Details of proposed lift and platform lift~~

~~(d) Details of canopy design and boundary wall within yard~~

(e) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester'.

'Clean' version of new condition 4 with numbering updated:

'4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.

(b) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).

(c) Details of any basement tanking

(d) Agreement of a plaster match to original / historic plaster

(e) Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach

(f) Detailed specification / methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.

(g) Specification / methodology for replacement of missing basement window grilles

(h) Detailed methodology for the proposed restoration / refurbishment of retained staircases

(i) Details of the smoke shaft

(j) Detailed design of the post boxes

(k) Details of retention / repair or historic cast iron rainwater goods

11 BLOOM STREET

(l) Details of new enclosing structure (including new internal windows to apartments) to retained staircases

(m) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester'.

▪ **Condition 5: Scaffolding**

5) The scaffolding of the site shall be implemented and maintained in accordance with the information within the following approved documents :

- Perimeter Scaffold and Temporary Roof System document and scaffolding drawings:*
- 24-BSD-1001-01-01 'Perimeter Access Scaffold and Temporary Roof System'*
- 24-BSD-1001-01-02 'Perimeter Access Scaffold and Temporary Roof System'*
- 24-BSD-1001-01-03 'Perimeter Access Scaffold and Temporary Roof System'*
- 24-BSD-1001-01-04 'Perimeter Access Scaffold and Temporary Roof System'*

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

Appendix 3: Schedule Identifying information submitted to substitute existing approved drawings

Schedule of information (Drawings / Documents) to be issued to MMC under S73/S19 application

Approved Scheme Information	Information to be submitted under new application
Design and Access Statement prepared by Beech Design & Build	Refer to HFR Planning Statement
Planning Statement prepared by Paul Butler Associates	Refer to revised Planning Statement prepared by Paul Butler Associates
Waste Plan 061_002	Refer to HFR Waste Management Strategy document
Bat Inspection Survey	Refer to revised Bat Inspection Survey by Collington Winter Environmental
Heritage Report for Mindel House prepared by Paul Butler Associates.	Refer to revised Heritage report prepared by Paul Butler Associates.
Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.	Refer to revised Heritage report prepared by Paul Butler Associates.
Historic Photographic Records prepared by Paul Butler Associates	Refer to Heritage photographic records prepared by Paul Butler Associates.
Environmental Standards Statement prepared by Element Sustainability.	Refer to Environmental Standards Statement prepared by H&K
Crime Impact Statement prepared by Greater Manchester Police Design for Security	Will not be superseded
Transport Statement prepared by SCP Transportation Planning.	Will not be superseded
Framework Travel Plan prepared by SCP Transportation Planning.	Will not be superseded
Noise report prepared by Sandy Brown	Refer to revised Noise report by Sandy Brown
The Construction Management Plan prepared by Manchester Design + Build	The Construction Management Plan prepared by RWHBO
Schedule of Repair and Renovation prepared by Beech Design & Build.	Schedule of Repair and Renovation prepared by RWHBO
TV Reception Survey prepared by SCS.	Will not be superseded
Air Quality Assessment prepared by Redmore Environmental	Will not be superseded
Ventilation Strategy Report prepared by Parker Wilson Consulting.	Refer to revised Ventilation Strategy Report prepared by H&K
061_176_MS B SPRINKLER RETENTION SYSTEM	No longer required as it has been removed and will be replaced with new sprinkler system.
061_909_BS Upper Ground Floor Retention Plan	BS-UG-DR-A-9040_ Upper Ground Floor Retention Plan
061_910_BS 1ST Floor Retention Plan	BS-01-DR-A-9041_ First Floor Retention Plan
061_911_BS 2ND Floor Retention Plan	BS-02-DR-A-9042_ Second Floor Retention Plan
061_912_BS 3RD Floor Retention Plan	BS-03-DR-A-9043_ Third Floor Retention Plan
061_913_BS 4TH Floor Retention Plan	BS-04-DR-A-9044_ Fourth Floor Retention Plan
061_908_BS Lower Ground Floor Retention Plan	BS-LG-DR-A-9045_ Lower Ground Floor Retention Plan
061_914_BS Roof Retention Plan	NO needed
061_909_BS Upper Ground Floor Retention Plan	MH-UG-DR-A-9040_ Upper Ground Floor Retention Plan
061_902_MS 1ST Floor Retention Plan	MH-01-DR-A-9041_ First Floor Retention Plan
061_903_MS 2ND Floor Retention Plan	MH-02-DR-A-9042_ Second Floor Retention Plan

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061_905_MS 3RD Floor Retention Plan	MH-03-DR-A-9043_ Third Floor Retention Plan
061_906_MS 4TH Floor Retention Plan	MH-04-DR-A-9044_ Forth Floor Retention Plan
061_901_MS Lower Ground Floor Retention Plan	MH-LG-DR-A-9045_ Lower Ground Floor Retention Plan
	MH-RP-DR-A-9046_ Roof Retention Plan
061_101_MS Lower Ground Floor Plan	BS-LG-DR-A-9106_ Existing Lower Ground Floor Gas BS-UG-DR-A-9100_ Existing Upper Ground Floor GAs
061_102_MS Upper Ground Floor Plan	BS-UG-DR-A-9100_ Existing Upper Ground Floor GAs BS-01-DR-A-9101_ Existing First Floor GAs
061_103_MS 1ST Floor Plan	BS-01-DR-A-9101_ Existing First Floor GAs
061_104_MS 2ND Floor Plan	BS-02-DR-A-9102_ Existing Second Floor GAs
061_105_MS 3RD Floor Plan	BS-03-DR-A-9103_ Existing Third Floor GAs
061_106_MS 4TH Floor Plan	BS-04-DR-A-9104_ Existing Fourth Floor GAs
061_107_MS Roof Plan	BS-RP-DR-A-9107_ Existing Roof plan - GAs
061_117_BS Lower Ground Floor Plan	MH-LG-DR-A-9105_ Existing Lower Ground Floor GAs
061_118_BS Upper Ground Floor Plan	MH-UG-DR-A-9100_ Existing Upper Ground Floor GAs
061_119_BS 1ST Floor Plan	MH-01-DR-A-9101_ Existing First Floor GAs
061_120_BS 2ND Floor Plan	MH-02-DR-A-9102_ Existing Second Floor GAs
061_121_BS 3RD Floor Plan	MH-03-DR-A-9103_ Existing Third Floor GAs
061_122_BS 4TH Floor Plan	MH-04-DR-A-9104_ Existing Fourth Floor GAs
061_123_BS Roof Plan	MH-RP-DR-A-9106_ Existing Roof plan GAs
061_161_BS Upper Ground Floor Plan	BS-UG-DR-A-9000_ Upper Ground Floor GAs
061_162_BS 1ST Floor Plan	BS-01-DR-A-9001_ First Floor GAs
061_163_BS 2ND Floor Plan	BS-02-DR-A-9002_ Second Floor GAs
061_164_BS 3RD Floor Plan	BS-03-DR-A-9003_ Third Floor GAs
061_165_BS 4TH Floor Plan	BS-04-DR-A-9004_ Fourth Floor GAs
061_166_BS 5TH Floor Plan	BS-05-DR-A-9005_ Fifth Floor GAs
061_160_BS Lower Ground Floor Plan	BS-LG-DR-A-9006_ Lower Ground Floor Gas
061_167_BS Terrace Plan	BS-RP-DR-A-9007_ Roof plan - GAs
061_153_MS Upper Ground Floor Plan	MH-UG-DR-A-9000_ Upper Ground Floor GAs
061_154_MS 1ST Floor Plan	MH-01-DR-A-9001_ First Floor GAs

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061_155_MS 2ND Floor Plan	MH-02-DR-A-9002_Second Floor GAs
061_156_MS 3RD Floor Plan	MH-03-DR-A-9003_Third Floor GAs
061_157_MS 4TH Floor Plan	MH-04-DR-A-9004_Fourth Floor GAs
061_152_MS Lower Ground Floor Plan	MH-LG-DR-A-9005_Lower Ground Floor GAs
061_159_MS Roof Plan	MH-RP-DR-A-9006_Roof plan GAs
061_212_BS Elevations	BS-ZZ-DR-A-9110_Existing North-West Elevation BS-ZZ-DR-A-9111_Existing North-East Elevation BS-ZZ-DR-A-9112_Existing South- East Elevation BS-ZZ-DR-A-9113_Existing South- West Elevation
061_214_BS Elevations	BS-ZZ-DR-A-9010_Proposed North-West Elevation BS-ZZ-DR-A-9011_Proposed North-East Elevation BS-ZZ-DR-A-9012_Proposed South- East Elevation BS-ZZ-DR-A-9013_Proposed South- West Elevation BS-ZZ-DR-A-9014_Alleyway Elevations
061_211_MS Elevations	MH-ZZ-DR-A-9110_Existing North-West Elevation MH-ZZ-DR-A-9111_Existing North-East Elevation MH-ZZ-DR-A-9112_Existing South- East Elevation MH-ZZ-DR-A-9113_Existing South- West Elevation
061_213_MS Elevations	MH-ZZ-DR-A-9010_Proposed North-West Elevation MH-ZZ-DR-A-9011_Proposed North-East Elevation MH-ZZ-DR-A-9012_Proposed South- East Elevation MH-ZZ-DR-A-9013_Proposed South- West Elevation
061_201_MS Section A-A	MH-ZZ-DR-A-9115_Existing cross section
061_202_MS SECTION B-B	MH-ZZ-DR-A-9116_Existing long section
061_203_BS SECTION C-C	BS-ZZ-DR-A-9115_Existing cross section
061_204_BS SECTION D-D	BS-ZZ-DR-A-9116_Existing long section
061_207_BS SECTION C-C	BS-ZZ-DR-A-9015_Section A-A'
061_208_BS SECTION D-D	BS-ZZ-DR-A-9016_Section B-B'
061_205_MS SECTION A-A	MH-ZZ-DR-A-9014_Section A-A'
061_206_MS SECTION B-B	MH-ZZ-DR-A-9015_Section B-B'
061_209_MS SECTION E-E	NOT AVAILABLE – Beams shown in existing GAs

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061_126_BS Upper Ground Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_127_BS 1ST Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_128_BS 2ND Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_129_BS 3RD Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_130_BS 4TH Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_125_BS Lower Ground Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_178_BS Upper Ground Floor Ceiling Plan	BS-UG-DR-A-9130_Upper Ground Floor RCP
061_179_BS 1ST Floor Ceiling Plan	BS-01-DR-A-9131_First Floor RCP
061_180_BS 2ND Floor Ceiling Plan	BS-02-DR-A-9132_Second Floor RCP
061_181_BS 3RD Floor Ceiling Plan	BS-03-DR-A-9133_Third Floor RCP
061_182_BS 4TH Floor Ceiling Plan	BS-04-DR-A-9134_Fourth Floor RCP
061_183_BS 5TH Floor Ceiling Plan	BS-05-DR-A-9135_Fifth Floor RCP
061_177_BS Lower Ground Floor Ceiling Plan	BS-06-DR-A-9136_Lower Ground Floor RCP
061_184_BS Roof Terrace Ceiling Plan	No Longer needed with current scheme proposals
061_110_MS Upper Ground Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_111_MS 1ST Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_112_MS 2ND Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_113_MS 3RD Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_114_MS 4TH Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_109_MS Lower Ground Floor Ceiling Plan	NOT AVAILABLE – Beams shown in existing GAs
061_170_MS Upper Ground Floor Ceiling Plan	MH-UG-DR-A-9130_Upper Ground Floor RCP
061_171_MS 1ST Floor Ceiling Plan	MH-01-DR-A-9131_First Floor RCP
061_172_MS 2ND Floor Ceiling Plan	MH-02-DR-A-9132_Second Floor RCP
061_173_MS 3RD Floor Ceiling Plan	MH-03-DR-A-9133_Third Floor RCP
061_174_MS 4TH Floor Ceiling Plan	MH-04-DR-A-9134_Fourth Floor RCP
061_169_MS Lower Ground Floor Ceiling Plan	MH-06-DR-A-9135_Lower Ground Floor RCP
	MH-XX-DR-A-9136_Ceiling type details
	BS-UG-DR-A-9140_Upper Ground Floor - Floor types and finishes
	BS-01-DR-A-9141_First Floor - Floor types and finishes
	BS-02-DR-A-9142_Second Floor - Floor types and finishes

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	BS-03-DR-A-9143_Third Floor - Floor types and finishes
	BS-04-DR-A-9144_Fourth Floor - Floor types and finishes
	BS-05-DR-A-9145_Fifth Floor - Floor types and finishes
	BS-LG-DR-A-9146_Lower Ground Floor - Floor types and finishes
	MH-UG-DR-A-9140_Upper Ground Floor - Floor types and finishes
	MH-01-DR-A-9141_First Floor - Floor types and finishes
	MH-02-DR-A-9142_Second Floor - Floor types and finishes
	MH-03-DR-A-9143_Third Floor - Floor types and finishes
	MH-04-DR-A-9144_Fourth Floor - Floor types and finishes
	MH-LG-DR-A-9145_Lower Ground Floor - Floor types and finishes
061_221 B Bloom Street Section Exterior Walls	BS-ZZ-DR-A-9120_Main Entrance External Wall BS-ZZ-DR-A-9121_Alleyway External Wall BS-ZZ-DR-A-9122_Rear Exit External Wall BS-ZZ-DR-A-9123_Former Entrance External Wall BS-ZZ-DR-A-9124_Bloom St. External Wall BS-ZZ-DR-A-9125_Penthouse Extension
061_220 B Minshull Street Section Exterior Walls	MH-ZZ-DR-A-9120_Main Entrance External Wall MH-ZZ-DR-A-9121_Minshull St. External Wall MH-ZZ-DR-A-9122_Richmond St. External Wall MH-ZZ-DR-A-9123_Bloom St. External Wall
	BS-UG-DR-A-9150_Upper Ground Floor Internal Partitions ID Plan
	BS-01-DR-A-9151_First Floor Internal Partitions ID Plan
	BS-02-DR-A-9152_Second Floor Internal Partitions ID Plan
	BS-03-DR-A-9153_Third Floor Internal Partitions ID Plan
	BS-04-DR-A-9154_Fourth Floor Internal Partitions ID Plan
	BS-05-DR-A-9155_Fifth Floor Internal Partitions ID Plan
	BS-LG-DR-A-9156_Lower Ground Floor Internal Partitions ID Plan
061_508 Shadow Gap Detail	PW-XX-DR-A-9158_Shadow Gap Details
	MH-UG-DR-A-9150_Upper Ground Floor Internal Partitions ID Plan
	MH-01-DR-A-9151_First Floor Internal Partitions ID Plan
	MH-02-DR-A-9152_Second Floor Internal Partitions ID Plan

	MH-03-DR-A-9153_Third Floor Internal Partitions ID Plan
	MH-04-DR-A-9154_Fourth Floor Internal Partitions ID Plan
	MH-LG-DR-A-9155_Lower Ground Floor Internal Partitions ID Plan
061_508 Shadow Gap Detail	PW-XX-DR-A-9158_Shadow Gap Details
061_502 Roof Extension Details	BS-XX-DR-A-9070_Roof sections - design intent BS-XX-DR-A-9071_Roof details 1/2 BS-XX-DR-A-9072_Roof details 2/2 MH-XX-DR-A-9070_Roof sections - design intent MH-XX-DR-A-9071_Roof details 1/2 MH-XX-DR-A-9072_Roof details 2/2
061_530_BS Main Staircase	BS-ZZ-DR-A-9160_ Main Entrance Stair and Ramp BS-ZZ-DR-A-9161_Main staircase plans 1/2 BS-ZZ-DR-A-9162_Main staircase plans 2/2 BS-ZZ-DR-A-9163_Main staircase sections MH-ZZ-DR-A-9161_Main staircase plans MH-ZZ-DR-A-9162_Main staircase Sections
061_531_BS Secondary Staircase	BS-ZZ-DR-A-9164_Rear staircase plans BS-ZZ-DR-A-9165_Rear staircase sections MH-ZZ-DR-A-9163_Rear staircase enclosure plans 1/2 MH-ZZ-DR-A-9164_Rear staircase enclosure plans 2/2 MH-ZZ-DR-A-9165_Rear staircase sections
	MH-UG-DR-A-3406_Lower ground metal stair
061_552 B Ramp & Step Details	BS-UG-DR-A-9160_ Main Entrance Stair and Ramp
061_547 Alleyway Plans & Sections	No change
061_548 Alleyway Details	PW-XX-DR-A-9062_Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_Alleyway Design Intent - Cross Section
061_549 Gate Elevations	HFR Gate Elevations
061_550 Alleyway Plans & Sections	PW-XX-DR-A-9060_Alleyway Design Intent - Plan PW-XX-DR-A-9061_Alleyway Design Intent - Lower Ground Plant PW-XX-DR-A-9062_Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_Alleyway Design Intent - Cross Section

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	PW-XX-DR-A-9064_Ironwork gates
061_551 Alleyway Sections & Elevations	No change
061_505 Sky Well Details	BS-ZZ-DR-A-9090_Lightwell floor plans BS-XX-DR-A-9091_Lightwell Elevations
061_543 Bloom Street Typical Window Details	BS-XX-DR-A-9170_Existing Windows Elevations BS-XX-DR-A-9171_Secondary and New Windows Elevations MH-XX-DR-A-9170_Existing Windows Elevations MH-XX-DR-A-9171_Secondary and New Windows Elevations
061_544 Typical Window with Decorative Frame	BS-XX-DR-A-9170_Existing Windows Elevations BS-XX-DR-A-9171_Secondary and New Windows Elevations MH-XX-DR-A-9170_Existing Windows Elevations MH-XX-DR-A-9171_Secondary and New Windows Elevations
061_545 Minshull Street Typical Window Details	BS-XX-DR-A-9170_Existing Windows Elevations BS-XX-DR-A-9171_Secondary and New Windows Elevations MH-XX-DR-A-9170_Existing Windows Elevations MH-XX-DR-A-9171_Secondary and New Windows Elevations
061_564_BS Upper Ground Floor Window Detail	BS-XX-DR-A-9170_Existing Windows Elevations BS-XX-DR-A-9171_Secondary and New Windows Elevations MH-XX-DR-A-9170_Existing Windows Elevations MH-XX-DR-A-9171_Secondary and New Windows Elevations
502A Actual Curtain Walling	BS-05-DR-A-9175_Fifth Floor Curtain Walling
061_553 Bloom Street Hovel	BS-XX-DR-A-9176_Bin Store Curtain Walling
061_506 External Hoist Balcony Details	Refer to planning statement document.
061_554 AOV Louvre Detail	BS-XX-DR-A-9072_Roof extension details 2/2 MH-XX-DR-A-9071_Roof extension details 1/2
061_561 Minshull Street New Openings Proposed	Refer to HFR demolition drawings
061_562 Bloom Street New Openings Proposed	Refer to HFR demolition drawings
	BS-XX-DR-A-9190_External Doors Elevations
	MH-XX-DR-A-9190_External Doors Elevations
061_563 Smoke Shaft Details	BS-XX-DR-A-9072_Roof extension details 2/2 BS-XX-DR-A-9166_Core Arrangement Plan 1/2

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	BS-XX-DR-A-9167_ Core Arrangement Plan 2/2 BS-XX-SH-A-9168_ Core Arrangement Sections MH-XX-DR-A-9071_ Roof extension details 1/2 MH-XX-DR-A-9166_ Core Arrangement Plan 1/2 MH-XX-DR-A-9167_ Core Arrangement Plan 2/2 MH-XX-SH-A-9168_ Core Arrangement Sections
061_701_MS Lower Ground Floor External Wall Finish	
061_702_MS Upper Ground Floor External Wall Finish	
061_703_MS 1st Floor External Wall Finishes	
061_704_MS 2nd Floor External Wall Finishes	
061_705_MS 3rd Floor External Wall Finishes	
061_706_MS 4th Floor External Wall Finishes	
061_708_BS Lower Ground Floor External Wall Finish	
061_709_BS Upper Ground Floor External Wall Finish	
061_710_BS 1st Floor External Wall Finishes	
061_711_BS 2nd Floor External Wall Finishes	
061_712_BS 3rd Floor External Wall Finishes	
061_713_BS 4th Floor External Wall Finishes	
061 501a Typical Wall Details	No Change
061 501 Typical Wall Details	PW-XX-DR-A-9158_Shadow Gap Details PW-XX-DR-A-9156_P01_Floor Details
061_240 Bloom Street Extension Elevations	BS-05-DR-A-9175_Fifth Floor Curtain Walling
061_241 Bloom Street Extension Elevations 2	BS-05-DR-A-9175_Fifth Floor Curtain Walling
061_546 D Bloom Substation Details	No Change
061_560 New Openings Details	Refer to HFR demolition drawings
061_001 A Location & Site Plan	No change
061_216 Street Views A	BS-XX-DR-A-9195_Bloom Street - Street Views A
061_217 Street Views B	BS-XX-DR-A-9196_Bloom Street - Street Views B
Structural Glazing information and 3D Visuals	BS-XX-DR-A-9195_Bloom Street - Street Views A BS-XX-DR-A-9196_Bloom Street - Street Views B

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Structural Glazing information and 3D Visuals	BS-XX-DR-A-9195_Bloom Street - Street Views A BS-XX-DR-A-9196_Bloom Street - Street Views B
Structural Glazing information and 3D Visuals	BS-XX-DR-A-9195_Bloom Street - Street Views A BS-XX-DR-A-9196_Bloom Street - Street Views B

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Appendix 4: Schedule Identifying information submitted in relation to the 'Details' conditions

Schedule of information (Drawings / Documents) that relates to existing conditions under current approved scheme

Conditions	Previously Submitted information in relation to Conditions	HFR Information to be submitted in relation to Conditions
<u>Mindel House (Condition 4A)</u>	013-MDB-MH-B1-PL-A-0100 Basement Post Soft Strip Plan Mindel House 013-MDB-MH-B1-PL-A-0101 Basement Floor Plan Proposed Plans Mindel House 013-MDB-MH-B1-PL-A-01025 Basement Floor Plan Retention Plans Mindel House 013-MDB-MH-00-PL-A-0100 Ground Floor Post Soft Strip Plan Mindel House 013-MDB-MH-00-PL-A-0101 Ground Floor Plan Proposed Plans Mindel House 013-MDB-MH-00-PL-A-01020 Ground Floor Plan Retention Plans Mindel House 013-MDB-MH-01-PL-A-0100 First Floor Post Soft Strip Plan Mindel House 013-MDB-MH-01-PL-A-0101 First Floor Plan Proposed Plans Mindel House 013-MDB-MH-01-PL-A-01021 First Floor Plan Retention Plans Mindel House 013-MDB-MH-02-PL-A-0100 Second Floor Post Soft Strip Plan Mindel House 013-MDB-MH-02-PL-A-0101 Second Floor Plan Proposed Plans Mindel House 013-MDB-MH-02-PL-A-01022 Second Floor Plan Retention Plans Mindel House 013-MDB-MH-03-PL-A-0100 Third Floor Post Soft Strip Plan Mindel House 013-MDB-MH-03-PL-A-0101 Third Floor Plan Proposed Plans Mindel House 013-MDB-MH-03-PL-A-01023 Third Floor Plan Retention Plans Mindel House 013-MDB-MH-04-PL-A-0100 Fourth Floor Post Soft Strip Plan Mindel House 013-MDB-MH-04-PL-A-0101 Fourth Floor Plan Proposed Plans Mindel House 013-MDB-MH-04-PL-A-01024 Fourth Floor Plan Retention Plans Mindel House	MH-UG-DR-A-9040_ Upper Ground Floor Retention Plan MH-01-DR-A-9041_ First Floor Retention Plan MH-02-DR-A-9042_ Second Floor Retention Plan MH-03-DR-A-9043_ Third Floor Retention Plan MH-04-DR-A-9044_ Forth Floor Retention Plan MH-LG-DR-A-9045_ Lower Ground Floor Retention Plan MH-01-DR-A-9051_P01_First Floor_ Heritage Plan MH-02-DR-A-9052_P01_Second Floor heritage Plan MH-03-DR-A-9053_P01_Third Floor Heritage Plan MH-04-DR-A-9054_P01_Fourth Floor Heritage Plan MH-LG-DR-A-9055_P01_Lower Ground Floor Heritage Plan MH-UG-DR-A-9050_P01_Upper Ground Floor Heritage Plan
<u>Mindel House (Condition 4D)</u>	061_508 Shadow Gap Detail' BS-01-DT-A-0005 – Cornice Retention Details	PW-XX-DR-A-9158_Shadow Gap Details Cornice retention detail no longer required as these are to be exposed.
<u>Mindel House (Condition 4I)</u>	013-MDB-MH-XX-DT-A-0001 LGF Window Tanking Details Mindel House 013-MDB-MH-XX-DT-A-0004 UGF Typical New Lime Plaster Window Reveal Details Mindel House 013-MDB-MH-XX-DT-A-0005 UGF Typical Timber Panel Window Reveal Details Mindel House 013-MDB-MH-XX-DT-A-0007 1ST FLR. Typical Timber Panel Window 1 Reveal Details Mindel House 013-MDB-MH-XX-DT-A-0008 1ST FLR. Typical Timber Panel Window 2 Reveal Details Mindel House 013-MDB-MH-XX-DT-A-0009 2ND & 3RD FLR. Typical Timber Panel Window 1 Reveal Details Mindel House 013-MDB-MH-XX-DT-A-0010 2ND & 3RD FLR. Typical Timber Panel Window 2 Reveal Details Mindel House	MH-XX-DR-A-9175_Window Detail - LGF Window Tanking MH-XX-DR-A-9176_Window Detail - UGF Typical New Lime Plaster Window MH-XX-DR-A-9177_Window Detail - UGF Typical Timber Panel Window MH-XX-DR-A-9179_Window Detail - 1st Floor Typical Timber Panel Window 2 MH-XX-DR-A-9180_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window MH-XX-DR-A-9181_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window 2 MH-XX-DR-A-9182_Window Detail - 4th Floor Typical Exposed Window

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	013-MDB-MH-XX-DT-A-0011 4TH FLR. Typical Exposed Window Reveal Details Mindel House 013-MDB-MH-XX-DT-A-0012 LGF AOV Window Details Mindel House 013-MDB-MH-XX-DT-A-0013 LGF Sprinkler Valve Window Details Mindel House	
<u>Mindel House (Condition 4K)</u>	Drawing 013-MDB-MH-ZZ-EL-A-0021 Rev A 'Internal Door Elevations Mindel House' Drawing 013-MDB-MH-ZZ-EL-A-0020 Rev A 'External Door Elevations Mindel House'	MH-XX-DR-A-4300_ External Doors Elevations MH-XX-DR-A-4400_ Internal Doors Elevations
<u>Mindel House (Condition 4M)</u>		MH-XX-DR-A-4600_ Core Arrangement Plan 1/2 MH-XX-DR-A-4601_ Core Arrangement Plan 2/2 MH-XX-SH-A-4602_ Core Arrangement Sections
<u>Mindel House (Condition 4P)</u>	PW-XX-EL-A-0002 – Alleyway External EX. & PR. Elevations PW-XX-EL-A-0001 – Alleyway Internal EX. & PR Elevations PW-ZZ-PL-A-0001 – Alleyway EX. & PR. Plan 061_BS-XX-DT-A-0005 Curtain Wall Infill'	PW-XX-DR-A-9060_ Alleyway Design Intent - Plan PW-XX-DR-A-9061_ Alleyway Design Intent - Lower Ground Plant PW-XX-DR-A-9062_ Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_ Alleyway Design Intent - Cross Section PW-XX-DR-A-9064_ Ironwork gates BS-XX-DR-A-9176_ Bin Store Curtain Walling
<u>Mindel House (Condition 4Q)</u>	013-MDB-PW-XX-EL-A-0003 Ironwork gates Piccadilly Warehouse	PW-XX-DR-A-9064_ Ironwork gates
<u>Mindel House (Condition 4R)</u>	013-MDB-MH-XX-EL-A-2101 Proposed Remedial Works Internal Elevations 013-MDB-MH-XX-EL-A-2100 Proposed Remedial Works Elevations 013-MDB-MH-XX-PL-A-21011-Proposed Cleaning Works Plans 013-MDB-MH-XX-EL-A-21010-Proposed Cleaning Works Elevations 013-MDB-MH-XX-PL-A-21012-Proposed Cleaning Works Ceiling Plans 013-MDB-MH-XX-DT-A-0001 LGF Window Tanking Details Mindel House 013-MDB-MH-XX-DT-A-0004 UGF Typical New Lime Plaster Window Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0005 UGF Typical Timber Panel Window Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0007 1ST Floor. Typical Timber Panel Window 1 Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0008 1ST Floor. Typical Timber Panel Window 2 Reveal Detail Mindel House	MH-ZZ-DR-A-2710_ Remedial works - Internal Elevations MH-ZZ-DR-A-2711_ Remedial works – Elevations MH-ZZ-DR-A-2730_ Cleaning works – Plans MH-ZZ-DR-A-2731_ Cleaning works - Internal elevations MH-ZZ-DR-A-2732_ Cleaning works – Ceilings MH-XX-DR-A-9175_ Window Detail - LGF Window Tanking MH-XX-DR-A-9176_ Window Detail - UGF Typical New Lime Plaster Window MH-XX-DR-A-9177_ Window Detail - UGF Typical Timber Panel Window MH-XX-DR-A-9179_ Window Detail - 1st Floor Typical Timber Panel Window 2 MH-XX-DR-A-9180_ Window Detail - 2nd & 3rd Floor Typical Timber Panel Window MH-XX-DR-A-9181_ Window Detail - 2nd & 3rd Floor Typical Timber Panel Window 2 MH-XX-DR-A-9182_ Window Detail - 4th Floor Typical Exposed Window
<u>Mindel House (Condition 4S)</u>	013-MDB-MH-B1-PL-A-0100 Basement Post Soft Strip Plan Mindel House' 013-MDB-MH-B1-PL-A-0101 Basement Floor Plan Proposed Plans Mindel House' 013-MDB-MH-B1-PL-A-01025 Basement Floor Plan Retention Plans Mindel House 013-MDB-MH-00-PL-A-0100 Ground Floor Post Soft Strip Plan Mindel House 013-MDB-MH-00-PL-A-0101 Ground Floor Plan Proposed Plans Mindel House	MH-UG-DR-A-1500_ Upper Ground Floor Heritage Plan MH-01-DR-A-1501_ First Floor_ Heritage Plan MH-02-DR-A-1502_ Second Floor_ Heritage Plan MH-03-DR-A-1503_ Third Floor Heritage Plan MH-04-DR-A-1504_ Fourth Floor Heritage Plan

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	013-MDB-MH-00-PL-A-01020 Ground Floor Plan Retention Plans Mindel House 013-MDB-MH-01-PL-A-0100 First Floor Post Soft Strip Plan Mindel House 013-MDB-MH-01-PL-A-0101 First Floor Plan Proposed Plans Mindel House 013-MDB-MH-01-PL-A-01021 First Floor Plan Retention Plans Mindel House 013-MDB-MH-02-PL-A-0100 Second Floor Post Soft Strip Plan Mindel House 013-MDB-MH-02-PL-A-0101 Second Floor Plan Proposed Plans Mindel House 013-MDB-MH-02-PL-A-01022 Second Floor Plan Retention Plans Mindel House 013-MDB-MH-03-PL-A-0100 Third Floor Post Soft Strip Plan Mindel House	MH-05-DR-A-1505_Lower Ground Floor Heritage Plan MH-UG-DR-A-9040_ Upper Ground Floor Retention Plan MH-01-DR-A-9041_ First Floor Retention Plan MH-02-DR-A-9042_ Second Floor Retention Plan MH-03-DR-A-9043_ Third Floor Retention Plan MH-04-DR-A-9044_ Forth Floor Retention Plan MH-LG-DR-A-9045_ Lower Ground Floor Retention Plan
<u>Mindel House (Condition 4 sub Cdn b)</u>	013-MDB-MH-XX-DT-A-0001 LGF Window Tanking Details Mindel House 013-MDB-MH-XX-DT-A-0004 UGF Typical New Lime Plaster Window Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0005 UGF Typical Timber Panel Window Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0007 1ST Flr. Typical Timber Panel Window 1 Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0008 1ST Flr. Typical Timber Panel Window 2 Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0009 2ND & 3RD Flr. Typical Timber Panel Window 1 Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0010 2ND & 3RD Flr Typical Timber Panel Window 2 Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0011 4TH Floor. Typical Exposed Window Reveal Detail Mindel House 013-MDB-MH-XX-DT-A-0012 LGF AOV Window Details Mindel House 013-MDB-MH-XX-DT-A-0013 LGF Sprinkler Valve Window Details Mindel House	MH-XX-DR-A-9175_Window Detail - LGF Window Tanking MH-XX-DR-A-9176_Window Detail - UGF Typical New Lime Plaster Window MH-XX-DR-A-9177_Window Detail - UGF Typical Timber Panel Window MH-XX-DR-A-9179_Window Detail - 1st Floor Typical Timber Panel Window 2 MH-XX-DR-A-9180_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window MH-XX-DR-A-9181_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window 2 MH-XX-DR-A-9182_Window Detail - 4th Floor Typical Exposed Window
<u>Mindel House (Condition 4 sub Cdn c)</u>		MH-ZZ-DR-A-9120_P01_Main Entrance External Wall MH-UG-DR-A-9160_P01_Main Entrance Stair MH-XX-DR-A-9190_P01_External Doors Elevations
<u>Bloom Street (Condition 4A)</u>	Drawing 013-MDB-BS-XX-DR-A-3700 Light well Arrangement Bloom Street' Drawing 013-MDB-BS-XX-DR-A-3037 Core Arrangement Details Bloom Street	BS-UG-DR-A-9040_ Upper Ground Floor Retention Plan BS-01-DR-A-9041_ First Floor Retention Plan BS-02-DR-A-9042_ Second Floor Retention Plan BS-03-DR-A-9043_ Third Floor Retention Plan BS-04-DR-A-9044_ Fourth Floor Retention Plan BS-LG-DR-A-9045_ Lower Ground Floor Retention Plan BS-UG-DR-A-9050_P01_Upper Ground Floor Heritage Plan BS-01-DR-A-9051_P01_First Floor Heritage Plan BS-02-DR-A-9052_P01_Second Floor Heritage Plan BS-03-DR-A-9053_P01_Third Floor Heritage Plans BS-04-DR-A-9054_P01_Fourh Floor Heritage Plan

		BS-LG-DR-A-9056_P01_Lower Ground Floor Heritage Plan
<u>Bloom Street (Condition 4D)</u>	061_508 Shadow Gap Detail BS-01-DT-A-0005 – Cornice Retention Details	PW-XX-DR-A-9158_Shadow Gap Details Cornice retention detail no longer required as it is to be exposed.
<u>Bloom Street (Condition 4I)</u>	013-MDB-BS-XX-DT-A-0001 LGF Richmond St. Window 013-MDB-BS-XX-DT-A-0002 LGF Bloom Street Ex. Window 013-MDB-BS-XX-DT-A-0003 UGF Bloom St. Window 013-MDB-BS-ZZ-DT-A-0006 UGF Richmond St. Window 013-MDB-BS-ZZ-DT-A-0007 1ST Floor. Richmond St. Window 013-MDB-BS-ZZ-DT-A-0008 1st Floor. Bloom St. Window 013-MDB-BS-ZZ-DT-A-0009 2nd Floor. Typical Window 013-MDB-BS-ZZ-DT-A-0010 3rd Floor. Window 013-MDB-BS-ZZ-DT-A-0011 4th Floor Window 013-MDB-BS-ZZ-DT-A-0012 2nd & 3rd FLR Alleyway Window	BS-XX-DR-A-9177_P01_Window detail - LGF Richmond St. BS-XX-DR-A-9178_P01_Window detail - LGF Bloom St. BS-XX-DR-A-9179_P01_Window detail - UGF Richmond St. BS-XX-DR-A-9180_P01_Window detail - UGF Bloom St. BS-XX-DR-A-9181_P01_Window detail - 1st Floor Richmond St. BS-XX-DR-A-9182_P01_Window detail - 1st Floor Bloom St. BS-XX-DR-A-9183_P01_Window detail - 2nd Floor Typical BS-XX-DR-A-9184_P01_Window detail - 3rd Floor Typical
<u>Bloom Street (Condition 4K)</u>	013-MDB-BS-ZZ-DT-A-0021 Internal Door Elevations Bloom Street 013-MDB-BS-ZZ-EL-A-0020 External Door Elevations Bloom Street	BS-XX-DR-A-4300_External Doors Elevations BS-XX-DR-A-4400_ Internal Doors Elevations - Sheet 1 BS-XX-DR-A-4401_ Internal Doors Elevations - Sheet 2
<u>Bloom Street (Condition 4P)</u>	013-MDB-PW-XX-EL-A-0003 Ironwork gates Piccadilly Warehouse'	PW-XX-DR-A-9060_Alleyway Design Intent - Plan PW-XX-DR-A-9061_Alleyway Design Intent - Lower Ground Plant PW-XX-DR-A-9062_Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_Alleyway Design Intent - Cross Section PW-XX-DR-A-9064_Ironwork gates BS-XX-DR-A-9176_Bin Store Curtain Walling
<u>Bloom Street (Condition 4Q)</u>	013-MDB-PW-XX-EL-A-0003 Ironwork gates Piccadilly Warehouse	PW-XX-DR-A-9064_Ironwork gates
<u>Bloom Street (Condition 4R)</u>	013-MDB-BS-XX-DT-A-0001 LGF Richmond St. Window 013-MDB-BS-XX-DT-A-0002 LGF Bloom St EX. Window 013-MDB-BS-XX-DT-A-0003 UGF Bloom St. Window 013-MDB-BS-ZZ-DT-A-0006 UGF Richmond St. Window 013-MDB-BS-ZZ-DT-A-0007 1ST Floor. Richmond St. Window 013-MDB-BS-ZZ-DT-A-0008 1ST Floor. Bloom St. Window 013-MDB-BS-ZZ-DT-A-0009 2ND Floor. Typical Window 013-MDB-BS-ZZ-DT-A-0010 3RD Floor Window 013-MDB-BS-ZZ-DT-A-0011 4TH Floor Window	BS-ZZ-DR-A-2710_ Remedial works - Internal Elevations BS-ZZ-DR-A-2730_ Cleaning works – Plans BS-ZZ-DR-A-2731_ Cleaning works - Internal elevations BS-XX-DR-A-9177_P01_Window detail - LGF Richmond St. BS-XX-DR-A-9178_P01_Window detail - LGF Bloom St. BS-XX-DR-A-9179_P01_Window detail - UGF Richmond St. BS-XX-DR-A-9180_P01_Window detail - UGF Bloom St. BS-XX-DR-A-9181_P01_Window detail - 1st Floor Richmond St. BS-XX-DR-A-9182_P01_Window detail - 1st Floor Bloom St.

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	013-MDB-BS-ZZ-DT-A-0012 2ND & 3RD Floor Alleyway Window 013-MDB-BS-XX-EL-A-2100-D-Proposed Remedial Works Elevations 013-MDB-BS-XX-EL-A-2101-D-Proposed Remedial Works Internal Elevations 013-MDB-BS-XX-EL-A-2102-C-B1 & GF Internal Perimeter Repairs 013-MDB-BS-XX-EL-A-2103-C-B1 & GF Internal Perimeter Repairs 013-MDB-BS-XX-EL-A-2104-C-B1 & GF Internal Perimeter Repairs	BS-XX-DR-A-9183_P01_Window detail - 2nd Floor Typical BS-XX-DR-A-9184_P01_Window detail - 3rd Floor Typical
<u>Bloom Street (Condition 4S)</u>		24006-HFR-BS-UG-DR-A-1500_Upper Ground Floor Heritage Plan 24006-HFR-BS-01-DR-A-1501_First Floor Heritage Plan 24006-HFR-BS-02-DR-A-1502_Second Floor Heritage Plan 24006-HFR-BS-03-DR-A-1503_Third Floor Heritage Plans 24006-HFR-BS-04-DR-A-1504_Fourth Floor Heritage Plan 24006-HFR-BS-LG-DR-A-1506_Lower Ground Floor Heritage Plan
<u>Bloom Street (Condition 4 Sub cdn a)</u>	Bloom Street Listed Building (Condition 4 sub cdn a) 013-MDB-BS-XX-DR-A-3700 Rev D 'Light well Arrangement Bloom Street' 013-MDB-BS-XX-DR-A-3037 Rev E 'Core Arrangement Details Bloom Street'	BS-XX-DR-A-4600_ Core Arrangement Plan 1/2 BS-XX-DR-A-4601_ Core Arrangement Plan 2/2 BS-XX-SH-A-4602_ Core Arrangement Sections BS-ZZ-DR-A-3600_Lightwell floor plans BS-XX-DR-A-3601_Lightwell Elevations
<u>Bloom Street (Condition 4 Sub cdn c)</u>	Bloom Street Listed Building (Condition 4 sub cdn c) BS-XX-DR-A-3037 B – Bloom Street Technical Scoping Drawings Core Arrangement BS-XX-DR-A-3039 A – Bloom Street Lift – Detailed Typical Layout BS-ZZ-DR-A-3040 B – Bloom Street DDA Platform & Bin Lift GA PW-ZZ-DT-A-0004 A - Alleyway Entrance Mindel House PW-ZZ-PL-A-0001 B – Alleyway EX. & PR. Plan 061_BS-ZZ-PL-A-0014 A – Lift Core & Lightwell Plans 1/3 Bloom Street. 061_BS-ZZ-PL-A-0015 – Lift Core & Lightwell Plans 2/3 Bloom Street. 061_BS-ZZ-SE-A-0016 Rev A – Lift Core Lightwell Sections 3/3 Bloom Street.	BS-XX-DR-A-4600_ Core Arrangement Plan 1/2 BS-XX-DR-A-4601_ Core Arrangement Plan 2/2 BS-XX-SH-A-4602_ Core Arrangement Sections MH-XX-DR-A-4600_ Core Arrangement Plan 1/2 MH-XX-DR-A-4601_ Core Arrangement Plan 2/2 MH-XX-SH-A-4602_ Core Arrangement Sections
<u>Bloom Street (Condition 4 Sub cdn d)</u>	Bloom Street Listed Building (Condition 4 sub cdn d) PW-XX-EL-A-0002 A – Alleyway Internal EX. & PR Elevations PW-ZZ-PL-A-0001 B – Alleyway EX. & PR. Plan PW-ZZ-DT-A-0002 A – Alleyway bike store details PW-ZZ-SE-A-0001 A – Alleyway Canopy Details PW-ZZ-DT-A-0003-A – Alleyway Entrance Bloom Street.	PW-XX-DR-A-9060_Alleyway Design Intent - Plan PW-XX-DR-A-9061_Alleyway Design Intent - Lower Ground Plant PW-XX-DR-A-9062_Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_Alleyway Design Intent - Cross Section PW-XX-DR-A-9064_Ironwork gates BS-XX-DR-A-9176_Bin Store Curtain Walling

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<u>Planning App (Condition 11C)</u>	013-MDB-BS-XX-DT-A-0001 LGF Richmond St. Window 013-MDB-BS-XX-DT-A-0002 LGF Bloom Street Ex. Window 013-MDB-BS-XX-DT-A-0003 UGF Bloom St. Window 013-MDB-BS-ZZ-DT-A-0006 UGF Richmond St. Window 013-MDB-BS-ZZ-DT-A-0007 1ST Flr. Richmond St. Window 013-MDB-BS-ZZ-DT-A-0008 1ST Flr. Bloom St. Window 013-MDB-BS-ZZ-DT-A-0009 2ND Flr. Typical Window 013-MDB-BS-ZZ-DT-A-0010 3RD Flr. Window 013-MDB-BS-ZZ-DT-A-0011 4TH Floor Window 013-MDB-BS-ZZ-DT-A-0012 2nd & 3rd Flr Alleyway Window 013-MDB-MH-XX-DT-A-0001 LGF Window Tanking 013-MDB-MH-XX-DT-A-0004 UGF Typical New Lime Plaster Window 013-MDB-MH-XX-DT-A-0005 UGF Typical Timber Panel Window 013-MDB-MH-XX-DT-A-0007 1ST Floor. Typical Timber Panel Window 1 013-MDB-MH-XX-DT-A-0008 1ST Floor. Typical Timber Panel Window 2 013-MDB-MH-XX-DT-A-0009 2nd & 3rd Floor. Typical Timber Panel Window 1 013-MDB-MH-XX-DT-A-0010 2nd & 3rd Floor. Typical Timber Panel Window 2 013-MDB-MH-XX-DT-A-0011 4TH Floor. Typical Exposed Window 013-MDB-MH-XX-DT-A-0012 LGF AOV Window 013-MDB-MH-XX-DT-A-0013 LGF Sprinkler Valve Window	MH-XX-DR-A-9175_Window Detail - LGF Window Tanking MH-XX-DR-A-9176_Window Detail - UGF Typical New Lime Plaster Window MH-XX-DR-A-9177_Window Detail - UGF Typical Timber Panel Window MH-XX-DR-A-9179_Window Detail - 1st Floor Typical Timber Panel Window 2 MH-XX-DR-A-9180_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window MH-XX-DR-A-9181_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window 2 MH-XX-DR-A-9182_Window Detail - 4th Floor Typical Exposed Window BS-XX-DR-A-9177_P01_Window detail - LGF Richmond St. BS-XX-DR-A-9178_P01_Window detail - LGF Bloom St. BS-XX-DR-A-9179_P01_Window detail - UGF Richmond St. BS-XX-DR-A-9180_P01_Window detail - UGF Bloom St. BS-XX-DR-A-9181_P01_Window detail - 1st Floor Richmond St. BS-XX-DR-A-9182_P01_Window detail - 1st Floor Bloom St. BS-XX-DR-A-9183_P01_Window detail - 2nd Floor Typical BS-XX-DR-A-9184_P01_Window detail - 3rd Floor Typical
<u>Planning App (Condition 11E)</u>		BS-XX-DR-A-4300_External Doors Elevations
<u>Planning App (Condition 11H)</u>		PW-XX-DR-A-9060_Alleyway Design Intent - Plan PW-XX-DR-A-9061_Alleyway Design Intent - Lower Ground Plant PW-XX-DR-A-9062_Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_Alleyway Design Intent - Cross Section PW-XX-DR-A-9064_Ironwork gates BS-XX-DR-A-9176_Bin Store Curtain Walling
<u>Planning App (Condition 11I)</u>		PW-XX-DR-A-9060_Alleyway Design Intent - Plan PW-XX-DR-A-9061_Alleyway Design Intent - Lower Ground Plant PW-XX-DR-A-9062_Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_Alleyway Design Intent - Cross Section

		PW-XX-DR-A-9064_Ironwork gates BS-XX-DR-A-9176_Bin Store Curtain Walling
<u>Planning App (Condition 11J)</u>	013-MDB-BS-XX-DT-A-0001 LGF Richmond St. Window 013-MDB-BS-XX-DT-A-0002 LGF Bloom Street Ex. Window 013-MDB-BS-XX-DT-A-0003 UGF Bloom St. Window 013-MDB-BS-ZZ-DT-A-0006 UGF Richmond St. Window 013-MDB-BS-ZZ-DT-A-0007 1st Floor. Richmond St. Window' 013-MDB-BS-ZZ-DT-A-0008 1st Floor. Bloom St. Window' 013-MDB-BS-ZZ-DT-A-0009 2nd Floor. Typical Window' 013-MDB-BS-ZZ-DT-A-0010 3rd Floor. Window' 013-MDB-BS-ZZ-DT-A-0011 4th Floor Window' 013-MDB-BS-ZZ-DT-A-0012 2nd & 3rd Floor Alleyway Window	MH-XX-DR-A-9175_Window Detail - LGF Window Tanking MH-XX-DR-A-9176_Window Detail - UGF Typical New Lime Plaster Window MH-XX-DR-A-9177_Window Detail - UGF Typical Timber Panel Window MH-XX-DR-A-9179_Window Detail - 1st Floor Typical Timber Panel Window 2 MH-XX-DR-A-9180_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window MH-XX-DR-A-9181_Window Detail - 2nd & 3rd Floor Typical Timber Panel Window 2 MH-XX-DR-A-9182_Window Detail - 4th Floor Typical Exposed Window BS-XX-DR-A-9177_P01_Window detail - LGF Richmond St. BS-XX-DR-A-9178_P01_Window detail - LGF Bloom St. BS-XX-DR-A-9179_P01_Window detail - UGF Richmond St. BS-XX-DR-A-9180_P01_Window detail - UGF Bloom St. BS-XX-DR-A-9181_P01_Window detail - 1st Floor Richmond St. BS-XX-DR-A-9182_P01_Window detail - 1st Floor Bloom St. BS-XX-DR-A-9183_P01_Window detail - 2nd Floor Typical BS-XX-DR-A-9184_P01_Window detail - 3rd Floor Typical
<u>Planning App (Condition 11K)</u>		24006-HFR-MH-UG-DR-A-1500_Upper Ground Floor Heritage Plan 24006-HFR-MH-01-DR-A-1501_First Floor_ Heritage Plan 24006-HFR-MH-02-DR-A-1502_Second Floor_ Heritage Plan 24006-HFR-MH-03-DR-A-1503_Third Floor Heritage Plan 24006-HFR-MH-04-DR-A-1504_Fourth Floor Heritage Plan 24006-HFR-MH-05-DR-A-1505_Lower Ground Floor Heritage Plan 24006-HFR-BS-UG-DR-A-1500_Upper Ground Floor Heritage Plan 24006-HFR-BS-01-DR-A-1501_First Floor Heritage Plan 24006-HFR-BS-02-DR-A-1502_Second Floor Heritage Plan 24006-HFR-BS-03-DR-A-1503_Third Floor Heritage Plans 24006-HFR-BS-04-DR-A-1504_Fourth Floor Heritage Plan 24006-HFR-BS-LG-DR-A-1506_Lower Ground Floor Heritage Plan
<u>Planning App (Condition 11 (Mindel House) Sub cdn b)</u>		Dry riser no longer located external.
<u>Planning App (Condition 11)</u>		BS-ZZ-DR-A-3600_Lightwell floor plans

<u>(Bloom Street)</u> <u>Sub cdn a)</u>		BS-XX-DR-A-3601_Lightwell Elevations
<u>Planning App</u> <u>(Condition 11</u> <u>(Bloom Street)</u> <u>Sub cdn c)</u>		PW-XX-DR-A-9060_Alleyway Design Intent - Plan PW-XX-DR-A-9061_Alleyway Design Intent - Lower Ground Plant PW-XX-DR-A-9062_Alleyway Design Intent - Bloom Street - Elevation and section PW-XX-DR-A-9063_Alleyway Design Intent - Cross Section