



Initial Works Phasing Plan
1 : 100

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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS 1, IPMS2, IPMS 3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

- KEY**
- PHASE 1**
PARTIALLY DEMOLISH EXISTING VEHICULAR RAMP
 - CONSTRUCT BASE FOR NEW HV SUBSTATION AND MAKE GOOD GROUND ABOVE**
 - PHASE 2**
MAIN CONTRACT WORKS INCLUDING:
 - FULL DEMOLITION OF EXISTING BUILDING
 - FULL DEMOLITION OF REMAINING RAMP
 - DECOMMISSIONING OF EXISTING SUB
 - CONSTRUCTION AND COMMISSIONING OF NEW SUBSTATION AND,
 - CONSTRUCTION OF NEW 17 STOREY OFFICE BLOCK

REV.	DATE	AMENDMENT
P01	19/06/2023	NMA PLANNING ISSUE

KEYPLAN

CLIENT
FOR AND ON BEHALF OF CANDOUR

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PROJECT
39 Deansgate
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 06/20/23 MM MM TOB

INITIAL WORKS PHASING PLAN

Stage 3
STATUS PURPOSE FOR ISSUE SR NO.
S2 PLANNING 6145
DRAWING NO. REV.
6145 · SRA · XX · 00 · DR · A · 02806 P01