Piercy&Company

NEW VICTORIA PHASE 2: OFFICE DEVELOPMENT

DESIGN & ACCESS STATEMENT



0.0
CONTENTS

1.0
INTRODUCTION **4**
1.1
PROJECT TEAM 5
1.2
APPLICATION OVERVIEW 6
1.3
PIERCY&COMPANY 7
1.4
PROJECT ASPIRATIONS 8

2.0
SITE & CONTEXT **9**
2.1
SITE INTRODUCTION 10
2.2
SITE LOCATION 11
2.3
SITE HISTORY 12
2.4
IMMEDIATE ARCHITECTURAL CONTEXT 13
2.5
LOCAL LANDMARKS 14
2.6
CONTEMPORARY MANCHESTER 15
2.7
CONSERVATION AREAS & LISTED BUILDINGS 16
2.8
SURROUNDING LAND USES 17
2.9
CONTEXTUAL MASSING 18
2.10
TRANSPORT LINKS 19
2.11
GREEN SPACES 20
2.12
LOCAL FUTURE DEVELOPMENT 21
2.13
SITE CONSTRAINTS 22

3.0
CONSENTED SCHEME **23**
3.1
DESIGN APPROACH 24

4.0
DEVELOPMENT CONTEXT **27**
4.1
HISTORIC CITY CONTEXT 28
4.2
LOCAL CONTEXT & SITE LOCATION 29
4.3
RAILWAY INFRASTRUCTURE 30
4.4
ARCHITECTURAL CHARACTER 31
4.5
URBAN STREETSCAPE 32
4.6
LOCAL MATERIAL PALETTE 33
4.7
SECONDARY ARCHITECTURAL DETAIL & TEXTURE 34
4.8
ANALYSIS OF SECONDARY ARCHITECTURAL DETAIL & TEXTURE 35
4.9
CONTEMPORARY INTERPRETATION OF ANALYSIS 36

5.0
SUMMARY OF PROPOSAL **37**
5.1
SCHEME OVERVIEW 38
5.2
GENERAL ARRANGEMENT 39
5.3
USES & AREA SUMMARY 40
5.4
ACTIVE FRONTAGE & PUBLIC REALM 41
5.5
APPROACH & PUBLIC REALM 42
5.6
MASSING STRATEGY 43
5.7
DESIGN PRINCIPLES 44
5.8
ARCHITECTURAL TECTONICS 45
5.9
ARCHITECTURAL CHARACTER 46
5.10
LAYERING & ARTICULATION 47
5.11
FRAMING THE CITY 48
5.12
TEXTURE AND SCALE 49
5.13
ACTIVE FRONTAGE 50
5.14
ENTRANCES 51
5.15
LOBBY CHARACTER 52
5.16
RETAIL ENTRANCE 53
5.17
SOUTH WEST CONTEXT ELEVATION - LONG MILLGATE 54
5.18
SOUTH EAST CONTEXT ELEVATION - CORPORATION STREET 55
5.19
NORTH EAST CONTEXT ELEVATION 56
5.20
NORTH WEST CONTEXT ELEVATION 57
5.21
FACADE DETAILS 58
5.22
BAY STUDY - TYPICAL FLOOR 59
5.23
BAY STUDY - GROUND FLOOR COLONNADE 60
5.24
BAY STUDY - CORE WALL 61
5.25
FACADE MATERIAL PALETTE 62
5.26
PROPOSED PUBLIC REALM 63
5.27
LANDSCAPING AND PLANTING 64
5.28
ROOF TERRACES OVERVIEW 65

6.0
TECHNICAL CONSIDERATIONS **66**
6.1
BREEAM 67
6.2
ENERGY STRATEGY 68
6.3
VENTILATION STRATEGY 69
6.4
WATER STRATEGY 70
6.5
ECOLOGY & ENVIRONMENT 71
6.6
TRANSPORT STRATEGY 72
6.7
BICYCLE STORAGE & FACILITIES 73
6.8
SERVICING STRATEGY 74
6.9
REFUSE STORE 75
6.10
SECURITY STRATEGY 76
6.11
FIRE STRATEGY 77
6.12
FIRE STRATEGY 78
6.13
ACOUSTIC STRATEGY 79
6.14
FACADE CLEANING STRATEGY 80
6.15
FACADE CLEANING STRATEGY 81
6.16
FACADE CLEANING STRATEGY 82

7.0
ACCESS **83**
7.1
INTRODUCTION 84
7.2
CONSULTATION 85
7.3
BUILDING DESCRIPTION 85
7.4
APPROACHES 85
7.5
CYCLE PARKING 86
7.6
ENTRANCES 86
7.7
RECEPTION COUNTERS 86
7.8
BUILDING ARRANGEMENT 86
7.9
HORIZONTAL CIRCULATION 87
7.10
VERTICAL CIRCULATION 87
7.11
SANITARY FACILITIES 88
7.12
MANAGEMENT AND MAINTENANCE 88
7.13
MEANS OF ESCAPE 88
7.14
OTHER ACCESS FEATURES AND PROVISIONS 89

8.0
APPENDICES **92**
8.1
DRAWING REGISTER 93
8.2
DRAWINGS 94

1.0
INTRODUCTION

1.1
PROJECT TEAM 5

1.2
APPLICATION OVERVIEW 6

1.3
PIERCY&COMPANY 7

1.4
PROJECT ASPIRATIONS 8

1.1
PROJECT TEAM

Client	**Toriview Ltd.** P O Box 472 St Julian's Court St Julian's Avenue St Peter Port GUERNSEY GY1 6AX
Client's Agent / Development Manager	**Morgan Capital** 25 Watling Street London EC4M 9BR Tel: 020 7084 9570
Architect	**Piercy&Company** The Centro Building 39 Plender Street London NW1 0DT Tel: 0207 424 9611
Project Manager	**Chroma** 3rd Floor, One St Peters Square, Manchester M2 3AE Tel: 07956 298955
Planning Consultant	**Deloitte** Hanover Building, Corporation St, Manchester M4 4AH Tel: 0161 832 3555
Right to Light/ Daylight & Sunlight	**Hollis** The Lexicon 10-12 Mount Street Manchester M2 5NT Tel: 0161 832 7031
Structural Engineer	**AJP** 1 Dale St Liverpool L2 2ET Tel: 0151 227 1462
Building Services Engineer	**Sweco** Eldon House 2 Eldon St London EC2M 7LS Tel: 020 7422 7800
Cost Consultant	**Gardiner & Theobald LLP.** 17-19 Whitworth St W Manchester M1 5WG T: 0161 817 4040
Heath & Safety	**RLB** 1 King Street M2 6AW T: 07826 469450
Fire Consultant	**Sweco** Eldon House 2 Eldon St London EC2M 7LS Tel: 020 7422 7800
Transport Consultant	**SCP** Colwyn Chambers 19 York Street Manchester M2 3BA T: 0161 832 4400
Heritage Consultant	**KM Heritage Ltd.** KMHeritage Limited Harleston IP20 9YY T: 07821 635 330
Ecology Consultant	**Rachel Hacking Ecology** Bowden Hall Bowden Ln, Marple Stockport SK6 6ND Tel: 0161 465 8971
Archaeology Consultant	**Salford Archaeology** Peel Building Salford M5 4WT Tel: 0161 295 3821
Verified Views	**rbmp** Royal Mills, Redhill Street Ancoats ManchesterM4 5BA Tel: 0161 706 0158
BIM Management	**Fulcro** Wixford Park, George's Elm Ln, Bidford-on-Avon Tel: 01789 490000
Approved Inspectors	**Ball & Berry** Piccadilly House, 49 Piccadilly Gardens, Manchester, M1 2AP T: 0333 023 0262
Facade Engineers	**Ramboll** Piccadilly House, 49 Piccadilly Gardens, Manchester, M1 2AP T: 0333 023 0262
Landscape Archtiects	**Layer.Studio** The Barn, One Hollin Lane Styal, Wilmslow, Manchester, SK9 4JH T: +01625 523 157



1.2
APPLICATION OVERVIEW

1.2.1 This Design & Access Statement, prepared by Piercy&Company on behalf of the Applicant, Toriview Ltd, supports a planning application for a new office development at New Victoria.

1.2.2 The Site has a recently approved Planning Permission for a similar scheme, approved on 20 October 2022 application number: 134092/FO/2022.

1.2.3 Piercy&Company's proposed scheme intends to replace the consented office block with a contemporary basement, ground, mezzanine and 12 storey-office building that focusses on:

- Completing the New Victoria Masterplan with a contextually sensitive building,
- Improving the site's relationship with Corporation Street, increasing the public realm and adding greenery,
- Constructing a robust and truly sustainable building in all aspects of its material quality, durability and operations,
- Crafting an elegant yet reserved building, that is sensitive to its context and that contributes to the character of the architectural locality.

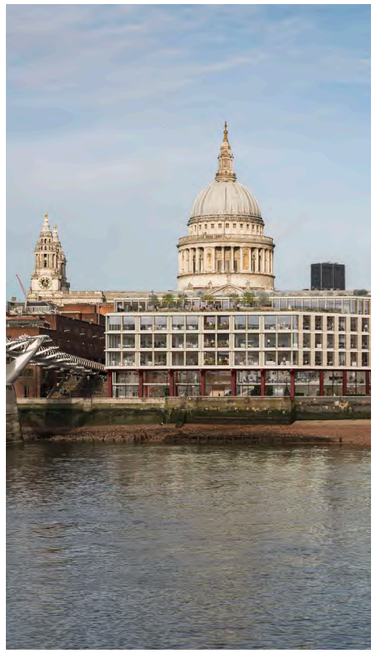
1.2.4 The proposal seeks to deliver a total of 21,204sqm (GEA) Class E floorspace.

1.2.5 The scheme has been designed in accordance with national, regional and local planning guidance as well as Building Regulations. It will be delivered to new environmental standards, targeting a BREEAM 'Outstanding' rating through exceptional design and quality, promoting the health and well-being of the occupants.

63-81 Pelham Street



Millennium Bridge House



King's Cross R8





Network Building



Code Bothy



Berkeley Square

1.3
PIERCY&COMPANY

1.3.1 Piercy&Company is a London-based studio founded in 2002. The interdisciplinary practice comprises 110 architects, designers and researchers with a shared passion for materials, form, technology and craft. Our approach results in resilient ideas that improve the human experience, creating enduring delight in a world of flux.

1.3.2 The studio works on projects at every scale, from masterplans and large-scale buildings to interiors and objects. No matter the scale or typology, all are fuelled by the ambition to improve the human experience.

1.3.3 We create new built forms with traditional techniques while investigating familiar forms with experimental materials. Collaborations with specialist craftspeople and partnerships with academics, universities, engineers and ambitious clients, provide our studio with an endless source of energy, inspiration and optimism for the future.

1.3.4 Our approach has resulted in a diverse portfolio of award-winning projects, leading to lasting relationships in the commercial, residential and cultural sectors. Current projects under construction include several net-zero carbon offices, residential buildings, and masterplans. .

1.3.5 The studio's work regularly attracts awards and industry accolades. Currently, Piercy&Company is short-listed for the AJ100's Practice of the Year Award 2022. Barts Square, a new mixed-use masterplan in the Smithfield Conservation Area, was recently awarded a RIBA London Award (2022) and a Housing Design Award (2021). Code-Bothy was short-listed for the AJ Small Projects Award (2021) and long-listed for the Dezeen Small Building Award (2021). In the past, the studio has been the recipient of RIBA National Awards, a Civic Trust Award (2017), FX Interior Design Award for Workspace Environment (2018), AJ Architecture Refurb of the Year Award (2018), FX Award for UK Project of the Year (2016 & 2018) and was awarded BD Office Architect of the Year (2018).

Princelet Street



Copyright Building, Berners Street



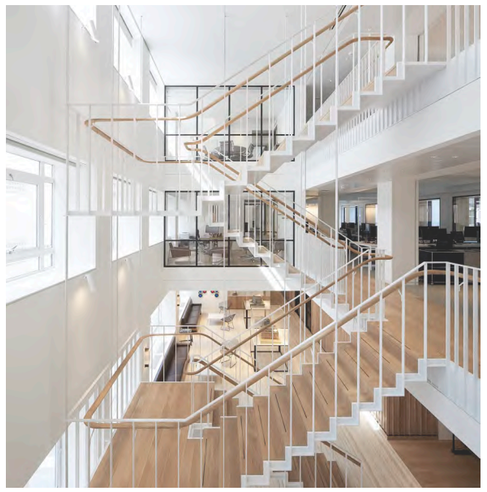
Turnmilll, Clerkenwell Road



25 Savile Row



25 Savile Row



25 Savile Row



1.4
PROJECT ASPIRATIONS

1.4.1 Following their purchase of the site, Toriview Ltd set out a brief for the New Victoria office that seeks to be a ‘best-in-class’ development. Piercy&Company’s proposed scheme for New Victoria therefore seeks to provide:

- A high-quality architectural response that is at once both contemporary and respectful of its setting that repairs and improves the surrounding public realm.
- Grade A offices to BCO 2019 that make efficient use of the site extents,
- BREEAM ‘Outstanding’ certification, designing to reduce energy consumption, minimise embodied carbon and promote long term sustainable solutions,
- An engaging and inviting arrival experience, alongside attractive circulation spaces and external terraced areas promoting connection, communication and improved opportunities for well-being,
- Generous floor to floor heights, with a flexible structural layout providing the highest quality contemporary workspace, and future-proofing the building for a long lasting and sustainable response.

2.0
SITE & CONTEXT

2.1
SITE INTRODUCTION 10

2.2
SITE LOCATION 11

2.3
SITE HISTORY 12

2.4
IMMEDIATE ARCHITECTURAL CONTEXT 13

2.5
LOCAL LANDMARKS 14

2.6
CONTEMPORARY MANCHESTER 15

2.7
CONSERVATION AREAS & LISTED BUILDINGS 16

2.8
SURROUNDING LAND USES 17

2.9
CONTEXTUAL MASSING 18

2.10
TRANSPORT LINKS 19

2.11
GREEN SPACES 20

2.12
LOCAL FUTURE DEVELOPMENT 21

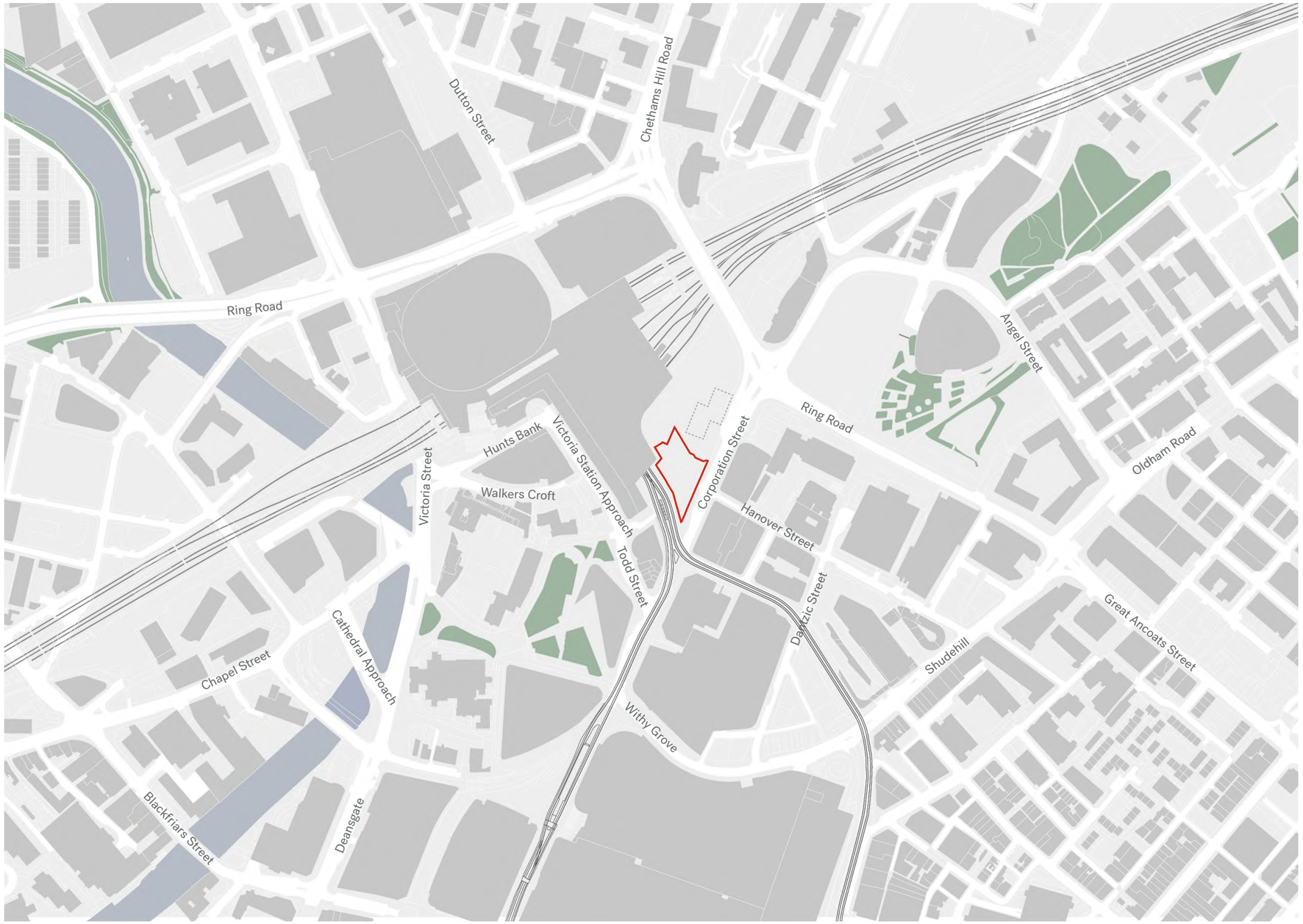
2.13
SITE CONSTRAINTS 22



2.1.1 The site for New Victoria is located in the heart of the city centre, just next to Manchester Victoria Station.

2.1.2 The site is currently used as a site compound, with two residential towers to the north currently under construction.

2.2
SITE LOCATION



2.2.1 To the South-West of the site sits the Metrolink tram tracks, to the West Manchester Victoria station and its infrastructure. To the North are two residential blocks that are currently under construction. The east is flanked by Corporation Street.

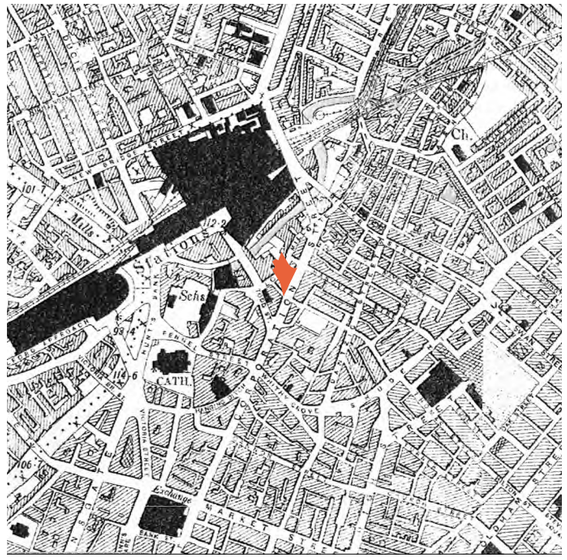
2.2.2 The site and surrounding area is a key entrance point to the city and has been undergoing redevelopment; with regeneration works around NOMA, Victoria Station and The Green Quarter. The site therefore is in a strategic location for development.

2.2.3 New Victoria is in an unparalleled location for transport, adjacent to Manchester Victoria Station – the city's second largest public transportation hub. The station has direct train lines to locations outside Manchester, there is also a Metro-link tram stop with routes to across the city.

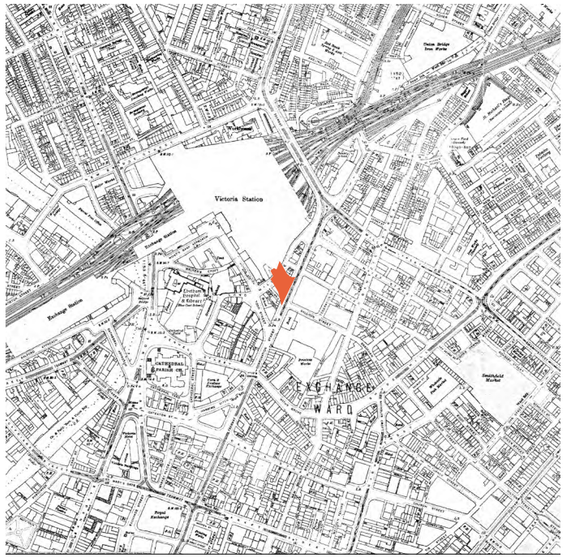
1848
Landmark Historical Map



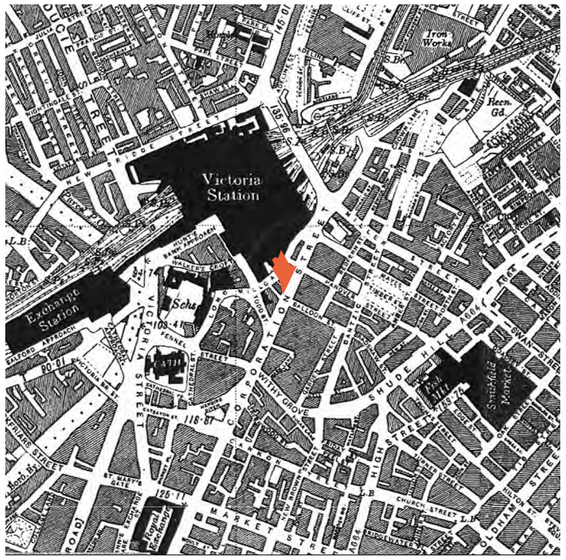
1894
Landmark Historical Map



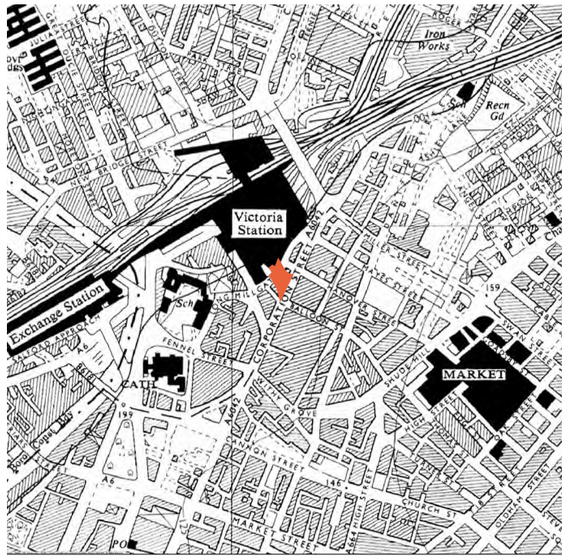
1922 - 1933
Landmark Historical Map



1938
Landmark Historical Map



1956
Landmark Historical Map



1994
Landmark Historical Map



2.3 SITE HISTORY

2.3.1 The site's surrounding area has changed drastically over the last 150 years.

2.3.2 The site is located at the confluence of the River Irk and the River Irwell. It is around this confluence that the medieval settlement of Manchester evolved.

2.3.3 As the population grew, scholastic and ecclesiastic buildings developed; including Manchester Cathedral, Manchester Grammar and Chethams Library.

2.3.4 Long Millgate was historically a winding passage through medieval buildings. The street and the surrounding area became an important urban space of commerce and dwelling.

2.3.5 During the Industrial Revolution the River Irk became extremely polluted with household and industrial waste. For both development and sanitary reasons, the River Irk was culverted, disappearing into Manchester Victoria Station and emptying into the River Irwell.

2.3.6 During the 19th and 20th Century the urban grain of the area surrounding Long Millgate was lost due to the building of Manchester Victoria Station and the redesign of Corporation Street that changed the tight tapestry of alleys.

Views towards site

Context map highlighting photo location

1



2



3





1 Looking towards the site from the start of Long Millgate

2 Looking towards New Victoria station from the tram tracks

3 Looking along Corporation Street

Site Extents

2.4.1 The architectural context of the immediate area around the New Victoria has a mixed urban grain, reflective of both the development of Victorian transport infrastructure and later town planning. The buildings are generally mid-rise other than the taller residential towers of the consented scheme.

2.4.2 The historically important (listed) buildings of the Cooperative Bank sit immediately opposite the site to the South-East, whilst the recently completed building of the Indigo Hotel and modern PTFE roof extension of Victoria Station sit to the South-West. To the north are the twin residential towers of the original New Victoria masterplan.

2.5
LOCAL LANDMARKS



1 Manchester Victoria Station



2 Hanover Building



3 Chethams Library



4 Manchester Cathedral



5 Old Bank building



Map showing local landmarks

2.5.1 Due to the rich history of the site the area has a huge variety of architectural styles and contains a number of local landmarks that are of architectural importance.

2.5.2 The Cathedral Quarter is the oldest area with buildings such as Chethams library and Manchester Cathedral dating back to the 1400's. Although these buildings have undergone many alterations, they are a clear example of late medieval architecture.

2.5.3 During the economic boom of the Industrial Revolution the buildings became more grand in their execution. The site sits opposite The Co-operative Wholesale Society Estate, and landmarks such as The Hanover Building and The Old Bank Building are both Grade II listed.

2.5.4 Victoria Station is of architectural importance having been one of the first stations designed by George Stephenson, the renowned civil and mechanical engineer, referred to as the 'Father of the Railways'.



Centre for Chinese Contemporary Art, Gallery



Mackie Mayor, Food Market



Drop of Pandemic, Tokyo Art Collective, Pop up exhibition



The Whitworth, Gallery



Soup Kitchen, Music Venue



Three Little words, Bar

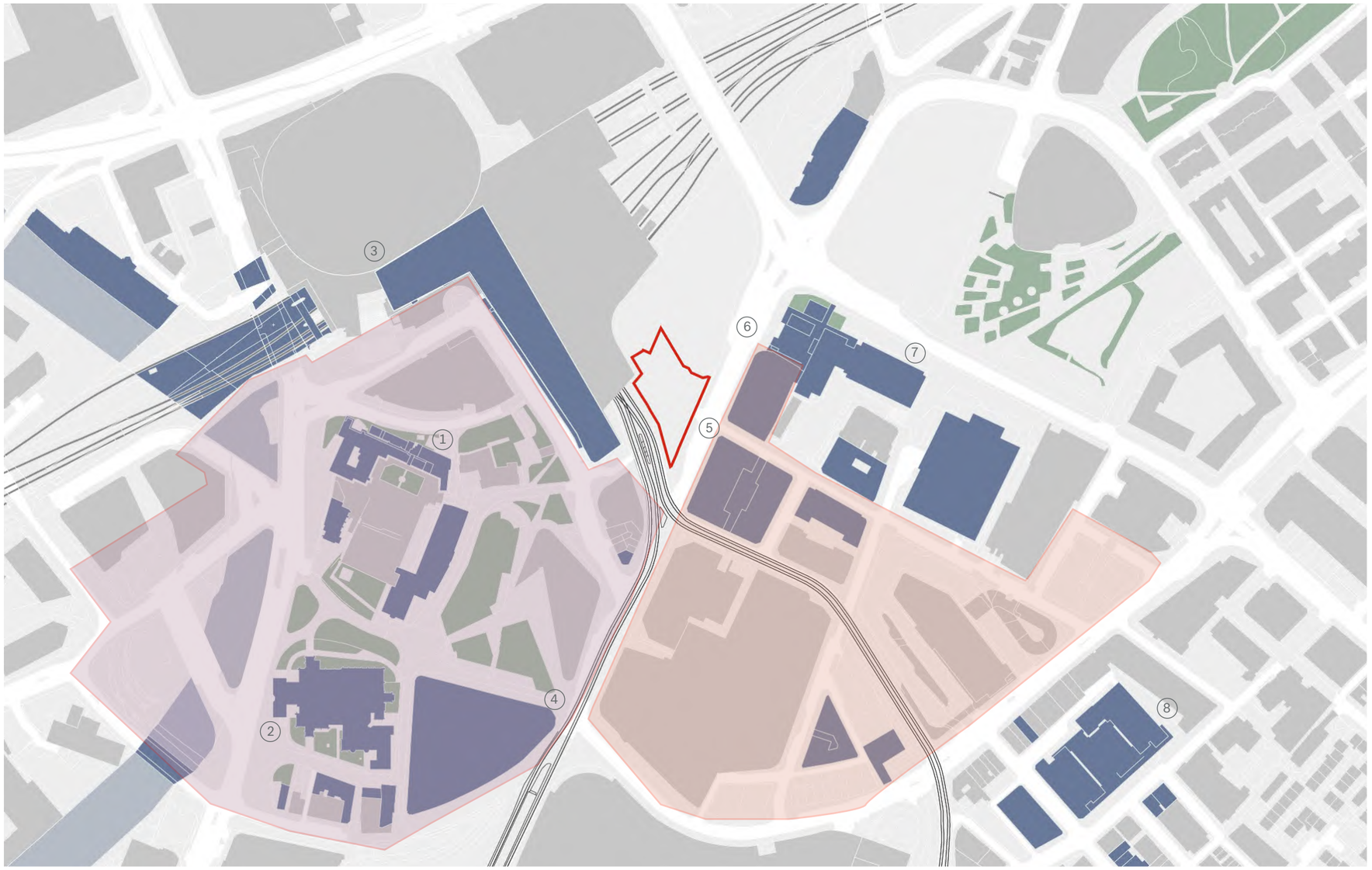
2.6.1 Whilst of historic importance, Manchester is also a contemporary city which has an vibrant cultural offer.

2.6.2 Manchester is a music hub catering for almost all genre's. Nostalgia for celebrated venues such as the Hacienda and Sankey's is still high whilst new venues and genre's continue to emerge from the re-positioned 'Northern Quarter'.

2.6.3 Over the last 20 years Manchester has received much investment in its art scene, and is now particularly strong. The Whitworth, Manchester Craft and Design Centre, and the Centre for Contemporary Chinese Art attract notable installations.

2.6.4 In 2019 in the tunnels near the New Victoria site, Tokyo Art Collective Chim Pom held an pop up bar / art installation called 'A Drop of Pandemic'. Whilst referencing the Cholera pandemic, the timing was particularly apt.

Conservation areas and Listed building plan



1 Chethams Library
2 Manchester Cathedral
3 Manchester Victoria Station
4 The Triangle
5 The Hanover Building
6 The Old Bank Building
7 New Century House
8 The Old Fish Market

Shudehill Conservation area
Cathedral Conservation area
Site Extents

2.7 CONSERVATION AREAS & LISTED BUILDINGS

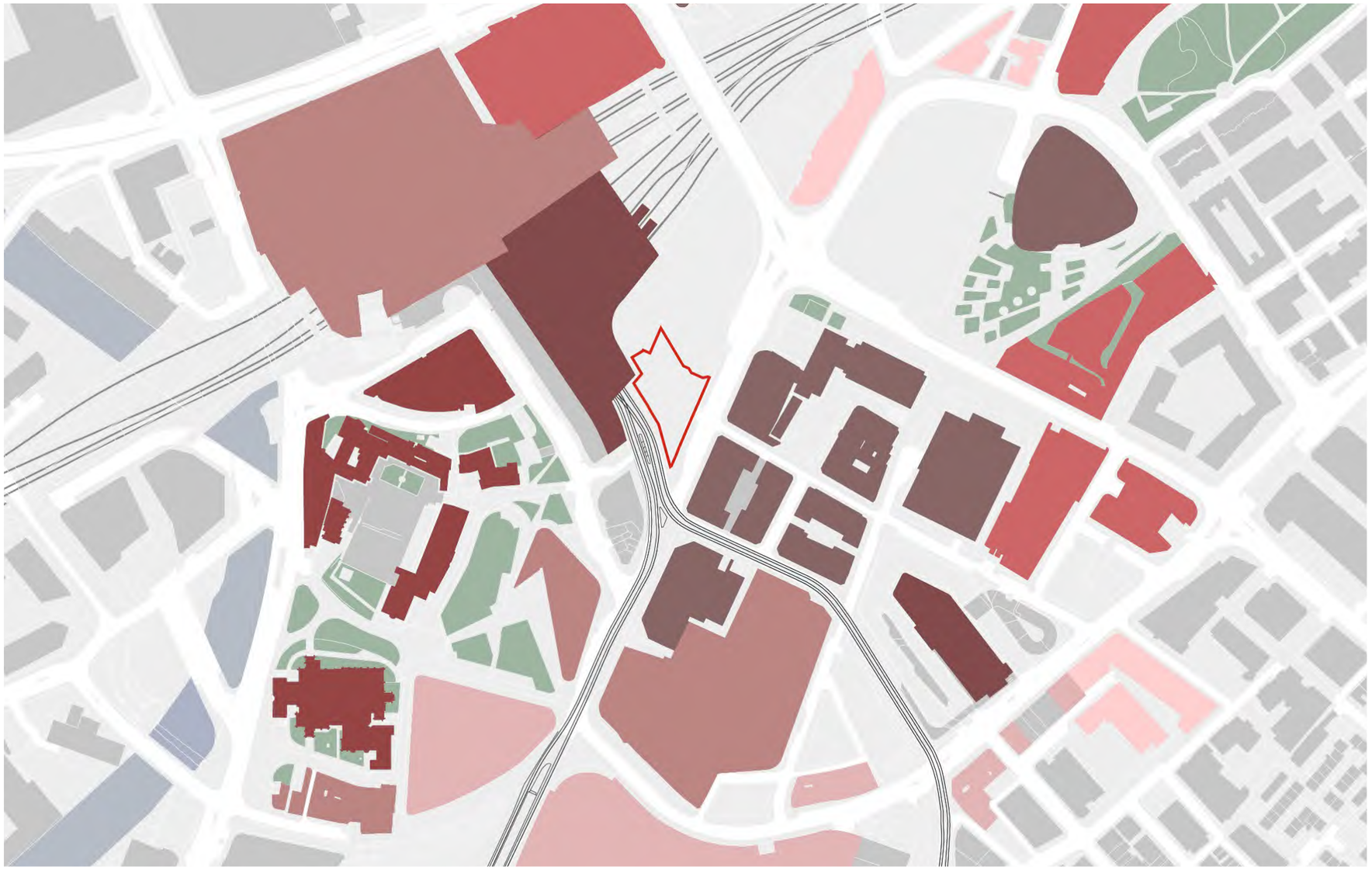
2.7.1 The New Victoria site sits just outside the boundaries of both the Cathedral Conservation area and Shudehill Conservation area.

2.7.2 Opposite the site are The Hanover Building and the Old Bank building, both Grade II listed.

2.7.3 The Cathedral Conservation area is the oldest part of Manchester, and has been the religious and scholastic hub of the city for centuries, and this is reflected in the surrounding architecture.

2.7.4 Shudehill was designated an area of importance on account of its proximity to the cluster of 20th century buildings such as The Hanover Building and the Old Bank Building. There was also architectural merit in some older and smaller structures to the east, many of which have been demolished because of ‘low levels of occupancy, neglect and lack of investment’. Buildings of particular merit include The Castle and Falcon public house; 29, Shudehill, and an unusual three-sided building which may have been a shoe factory.

2.7.5 It is also thought the area was where the grain stores traditionally were due to ‘Shude’ meaning husk.



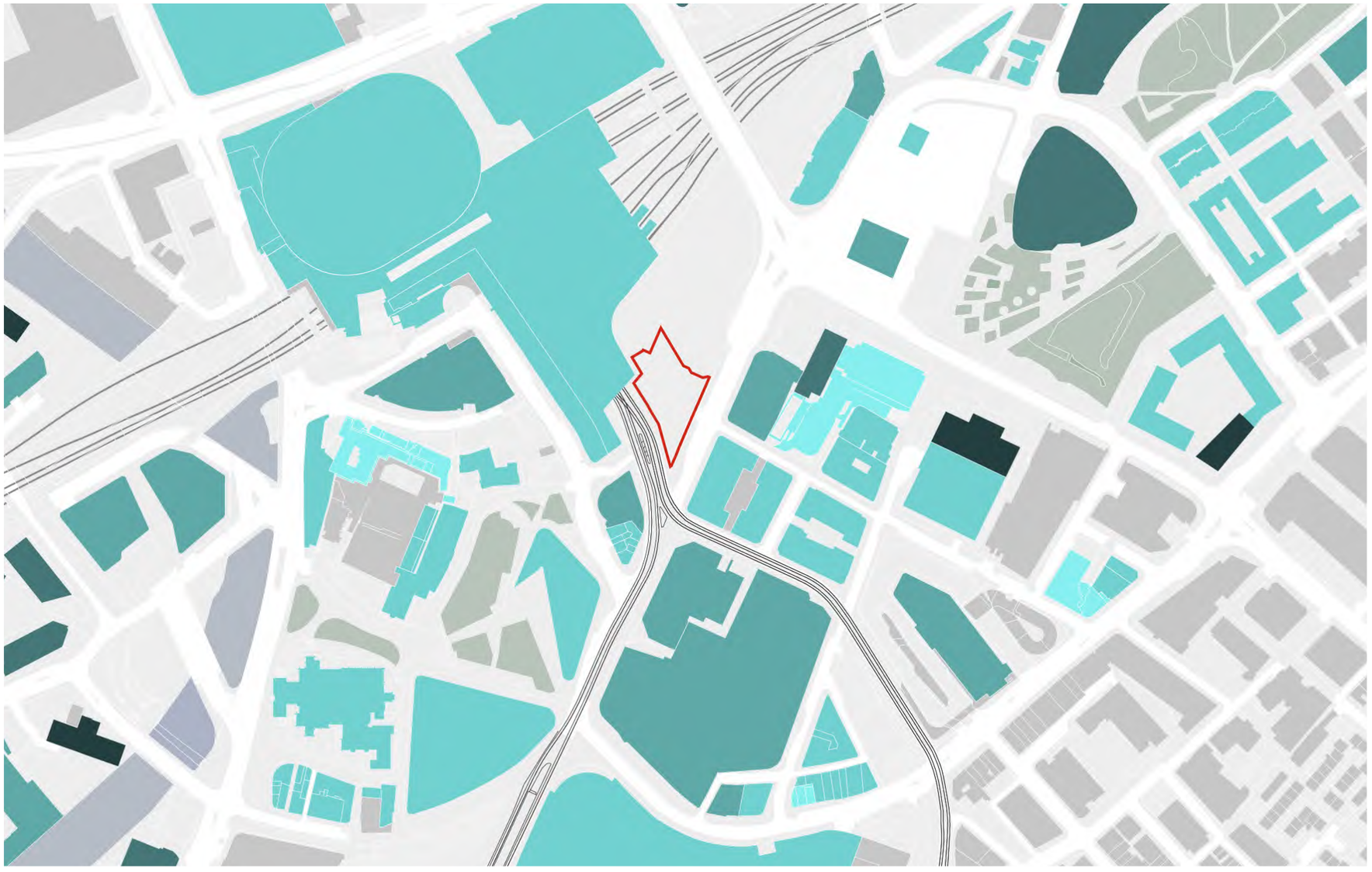
Residential
Retail and Food
Culture and Leisure
Offices and Industry
Transport
Carpark
Educational and Religious
Site Extents

2.8.1 The existing buildings in the area have a mixture of uses. To the West of the site is mostly transport infrastructure; Victoria Station.

2.8.2 Many of the medieval buildings within the Cathedral Quarter are now used for educational, cultural or religious purposes

2.8.3 The residential quarters are mainly located to the North of the site; in areas such as The Green Quarter and Angel Meadows

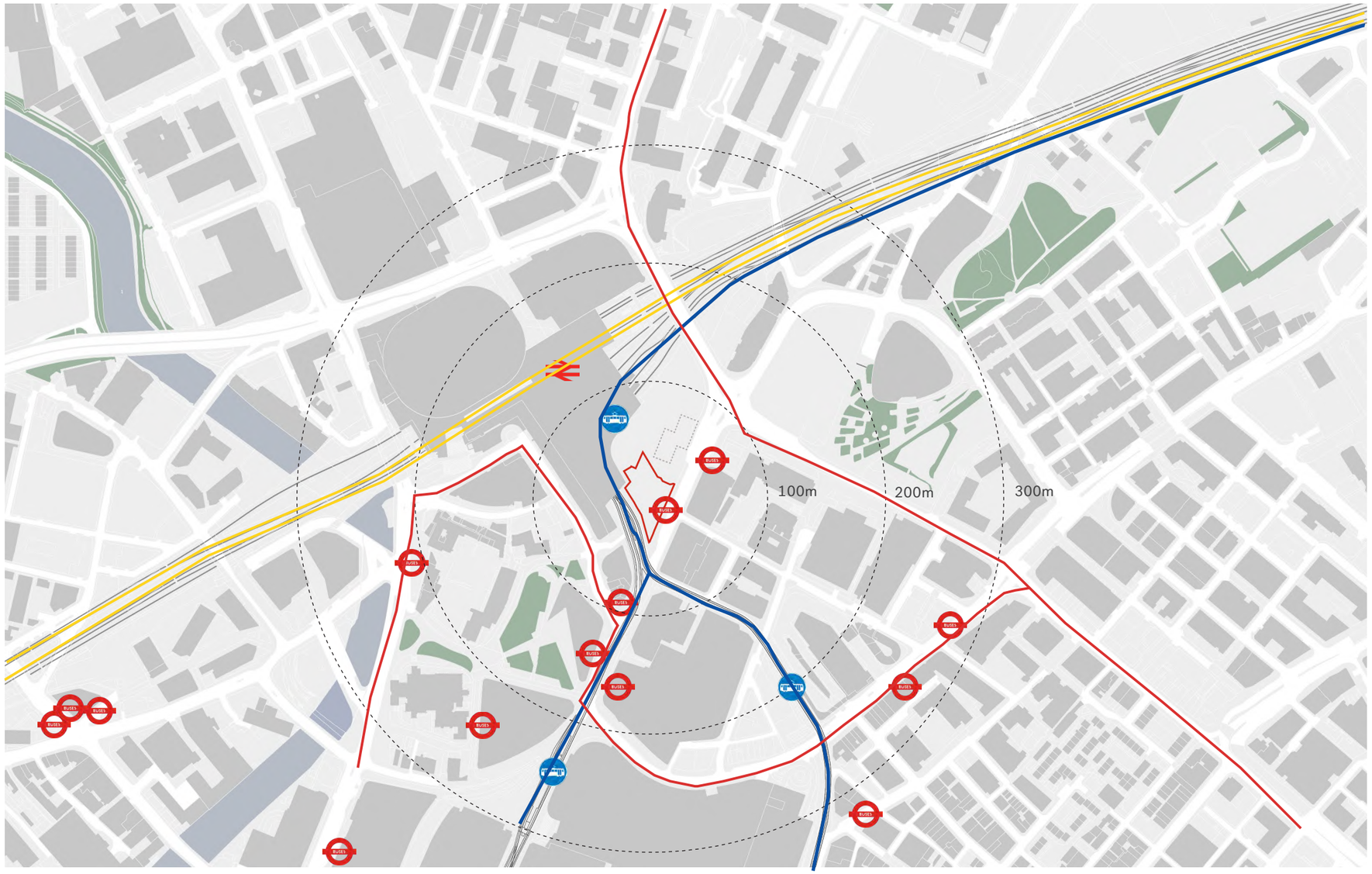
2.8.4 Due to the central location many of the buildings are used for cultural or retail / food purposes. Manchester Arena sits near the site and further South is the Arndale centre.



1 - 2 Storeys
3-5 Storeys
7-12 Storeys
13-17 Storeys
18 + Storeys
Site Extents

2.9.1 The New Victoria office site is generally surrounded by mid-rise urban buildings. The residential towers that form part of the original application act as gateway markers to this part of the city.

2.10
TRANSPORT LINKS



Train Station
Bus Stop
Tram Station

Bus routes
Train lines
Tram lines
Distance from Site

Site Extents

2.10.1 The New Victoria site is in a strategic transport location and acts as a main route entering and exiting the city.

2.10.2 There are excellent transport links within 100m radius including bus stops, a tram stop and a railway station.

Public Green spaces



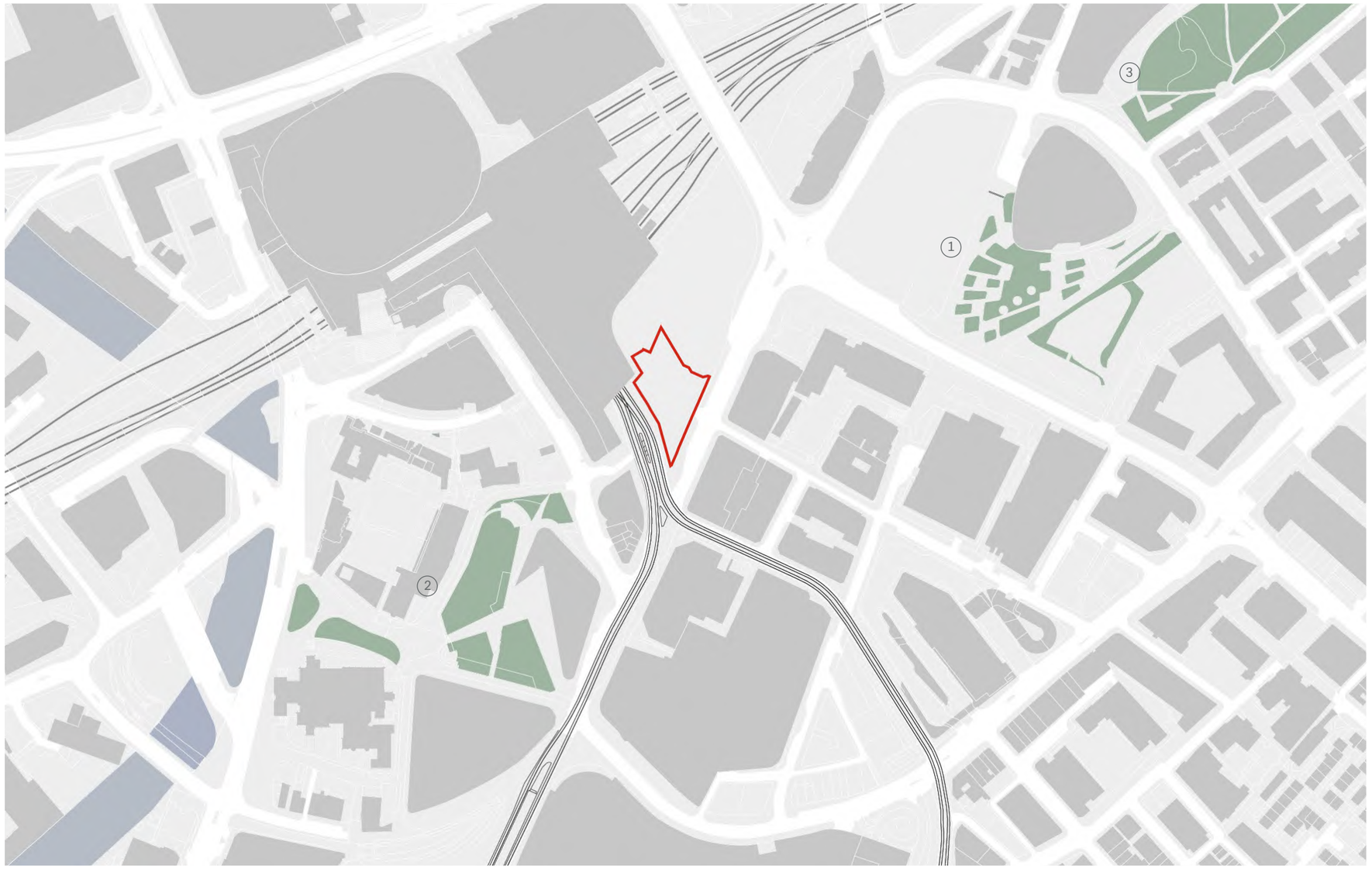
1 Co-op public realm



2 Cathedral gardens



3 Angel meadows



Site Extents

2.11 GREEN SPACES

2.11.1 The recent developments such as Cathedral Gardens, Central Square and the Co-op HQ have improved the public realm offer within the area.

2.11.2 There is now a range of landscaped settings which vary in scale, formality and character.

2.11.3 Between Angel meadows (North-West of the site) and Cathedral gardens there is now a clearly defined route of which the proposed office building supports.

2.12
LOCAL FUTURE DEVELOPMENT



1. Manchester College Strangeways Campus
2. New Victoria (Residential)
3. Old Brewery Gardens
4. Embankment Exchange (Salford)
5. 4 Angel Square
6. Old Bank building
7. Former Boddingtons Brewery Site
8. 2 and 3 Angel Square

Under Construction

Partially under Construction

Approved (Not yet under construction May 2022)

Site Extents

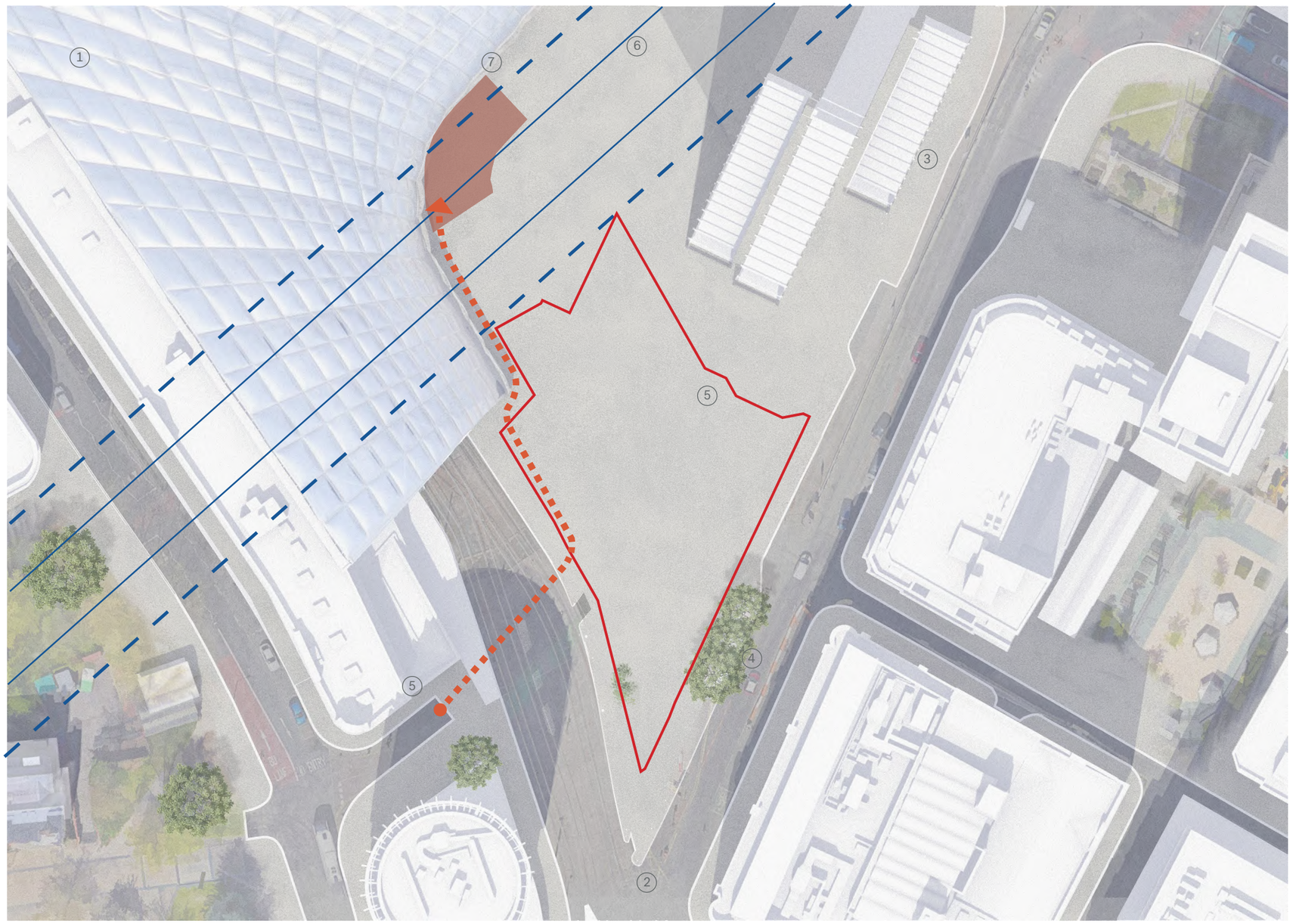
2.12.1 The surrounding area of Manchester has gone through rapid development over the last 10 years, and there are many new projects on the horizon.

2.12.2 In closest proximity to the site and currently under construction are the two residential towers of New Victoria, they are maximum 21 and 26 storeys and will accommodate 520 apartments.

2.12.3 Under construction to the north west of the site is the demolition of a number of existing buildings to construct a mixed use development comprising of an 11 storey building with external terrace. The development will create a new public square and landscaping, undercroft car and cycle parking.

2.12.4 There are also a number of projects that are in the development pipeline, as they have been approved but not yet under construction. Very close to the site is the re-development of the Old Bank Building with the construction of a new 7-storey office extension to the rear of the Old Bank Building; with ground floor commercial use and office above.

2.13
SITE CONSTRAINTS



1. New Victoria station
2. Metrolink tram tracks
3. Residential blocks
4. Corporation Street
5. Cycle access route
6. Culvert and 8m restricted building zone
7. TFGM Cycle hub

Cycle route

Culvert 8m Notifiable zone

Culvert no-build zone

TFGM Cycle Hub

Site Extents

2.13.1 The site itself is constrained by roads, existing developments and transport infrastructure.

2.13.2 The site is bordered to the south-west by Metrolink Tram tracks, and Victoria Station's PTFE roof to the north-west.

2.13.3 There is the River Irk culvert that runs to the north of the site, where an 8m wide notifiable zone has been stipulated by Network Rail.

2.13.4 There is a cycle route to the South-West of the site, running along Long Millgate towards the proposed TFGM cycle hub at the back of the site. The office development facilitates this route.

3.0
CONSENTED SCHEME

3.1
DESIGN APPROACH 24



Consented scheme Corporation Street View



Consented scheme Long Millgate view



Proposed scheme Corporation Street View



Proposed scheme Long Millgate view

3.1 DESIGN APPROACH

3.1.1 The current consented scheme for the site is a 10-stories office building plus ground, basement and mezzanine designed by Piercy&Company. It was approved in October 2022.

3.1.2 The revised proposal is a 12-stories office building plus ground, basement and mezzanine.

3.1.3 Piercy&Company are retained as architects and the full technical team has also been retained to consider the environmental impacts of the revised proposals.

3.1.4 The primary difference between the two is the height. The revised proposal inserts two typical levels into the consented scheme to increase the overall level of office floorspace, resulting in a more elegant and well propostioned scheme. The scheme proposes to maintain the high architectural quality represented by the textured precast concrete façade treatment, helping it to sit comfortably into its surrounding built environment.

3.1.5 Furthermore, it is proposed to create a slightly more enclosed roof terrace helping to ensure the environment is more protected by the elements and therefore increase comfortability

4.0
DEVELOPMENT CONTEXT

4.1
HISTORIC CITY CONTEXT 28
4.2
LOCAL CONTEXT & SITE LOCATION 29
4.3
RAILWAY INFRASTRUCTURE 30
4.4
ARCHITECTURAL CHARACTER 31
4.5
URBAN STREETSCAPE 32
4.6
LOCAL MATERIAL PALETTE 33
4.7
SECONDARY ARCHITECTURAL DETAIL & TEXTURE 34
4.8
ANALYSIS SECONDARY ARCHITECTURAL DETAIL & TEXTURE 35
4.9
CONTEMPORARY INTERPRETATION OF ANALYSIS 36

H. W. Brewer, A Bird's Eye View of Manchester in 1889







4.1.1 The towns of Manchester and Salford were two towns linked by the river Irwell. Where the River Irwell and Irk converged was the centre of the settlement, with many scholastic and ecclesiastic buildings being located here.

4.1.2 The town slowly evolved over time with notable buildings such as Chethams hospital and later St Ann's Church being built. The consecration of St Ann's Church was the catalyst for Manchester growth south of the old town, fields turned into squares and urbanization spread south.

4.1.3 St Ann's Church is the second oldest in the city, is neo-classical in it's style but has been much changed over time and displays motifs of English baroque. Manchester did not become a city until 1853 so its inherent architectural character is rarely seen elsewhere; combining elements of Victorian civic sensibilities combined with industrial elements.

4.1.4 The New Victoria office development finds itself on the edge of the historic centre of the City and as such should be contextually sensitive and become a positive contributor to the urban character of this area of Manchester.





4.2.1 Long Millgate historically ran through the site, and in the 18th century was at the centre of Manchester's medieval core.

4.2.2 The current curvature of Long Millgate reflects the meandering lane linking watermills on the River Irk, with buildings such as a bakehouse, tanneries and fulling mills. As the medieval town spread, other roads were established: Ashley Lane, dates to 1506; Millers Lane, now the junction.

4.2.3 The character of the buildings along Long Millgate were characterised by the north west vernacular; medieval timber framed structures.

4.2.4 Its urban character and the surrounding alleys and tight knit grain was interrupted by the construction of Corporation Street in 1848. This in turn kick-started a phase of regeneration of the area.

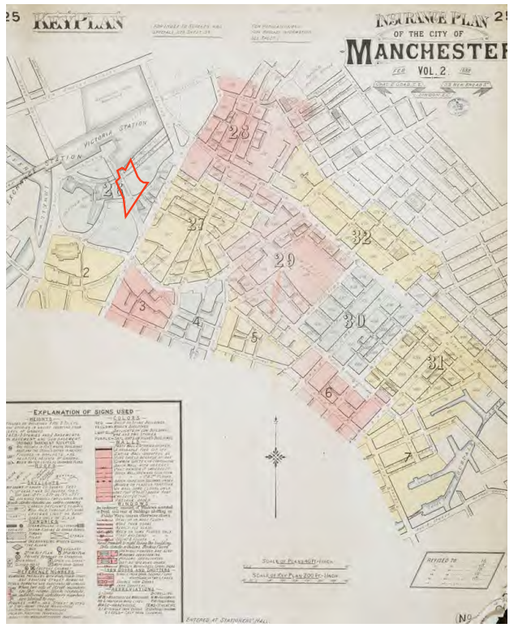
4.2.5 Developments in the mid 20th Century looking to improve the area around Corporation street were generally large scale commercial buildings that lead to the loss of many of the lanes and courts of Long Millgate.

4.2.6 The surface treatment, textures and grain of the façades along Long Millgate have been a source of inspiration as the revised design has been developed.

Victoria Station from above, 1936



Insurance Plan, 1886









Victoria Station Historical Photographs



Telepher System, Victoria Station Concourse

4.3
RAILWAY INFRASTRUCTURE

4.3.1 Manchester's Victoria Station was designed by George Stephenson, an engineer who was often referred to as the 'Father of the Railways'.

4.3.2 The construction of Victoria Station completely changed the urban grain of Long Millgate. When four years later in 1848, Corporation Street was added, the winding medieval streets were turned into a major urban gateway.

4.3.3 The architecture of Victoria station initially was quite modest, a single-storey wing with Doric elements hosting the dining rooms, waiting rooms and booking office.

4.3.4 Extensions to the station took place in 1865 and 1884, creating the station approach which was a more lavish design, which has now been lost over time. Further expansions to the station took place throughout the 19th century, growing the area as supporting office buildings were constructed.

4.3.5 During the Second World War the station endured considerable damage. A large proportion of the roof was lost and many necessary repairs and improvements were made. Alterations during the 1960's and 1980's covered a section of Long Millgate and changed the area's urban character.











4.4.1 As Manchester's economy boomed in the mid-19th Century, the architectural quality of buildings and urban character became more refined, being reflective of the early phases of the Town Planning movement.

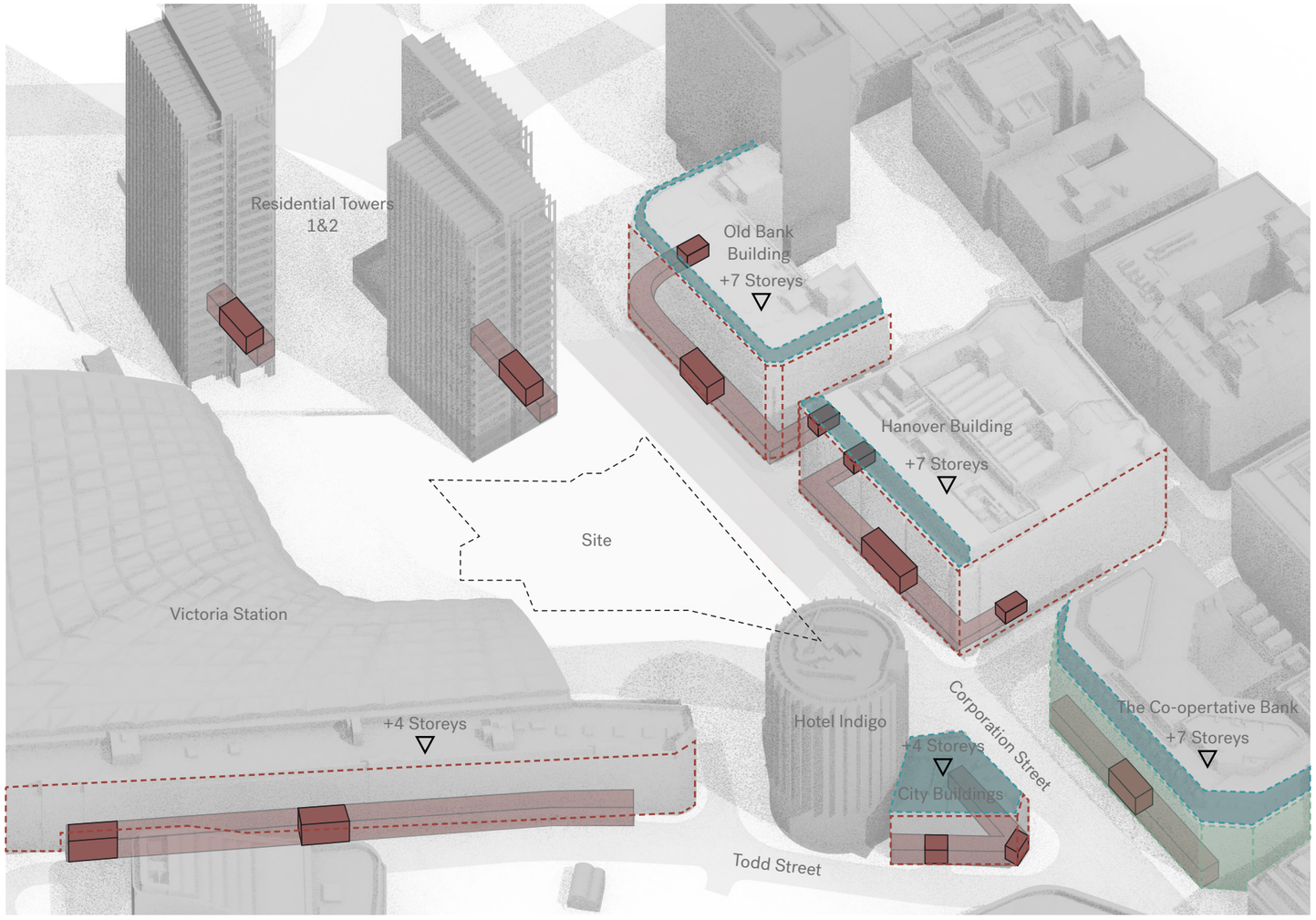
4.4.2 The Co-operative Estate is an example of how areas regenerated. As development followed the new urban order of grand boulevards and dense city blocks, greater emphasis was placed on not only the street facing elevation but also as to how the corner of the urban block was defined.

4.4.3 Although there is much variety in the architectural expression of these corners, many follow very similar design principles. There is often a wrapping of the architectural language from one elevation to another, around the corner, such that there is little differentiation in urban hierarchy between the two elevations. The wrapping of the same visual language creates the sense of a singular unified urban block.

4.4.4 Entrances can often be found at the base of these corners, typically demarcated through ornamental stone portals or ground floor porticoes.

4.4.5 These principles of the urban block and the wrapping of a singular architectural expression around the faces of the building are an important point of reference in the design language of the proposed office building at New Victoria

4.5
URBAN STREETSCAPE



Site Outline
Gridded Stone Facade
Brick Facade
Top Floor Set-back
Active Frontage
Building Entrance



Hanover Building Main Entrance

4.5.1 This diagram highlights the form, materiality and active frontages of the immediate context of the site.

4.5.2 The Old Bank Buildings, Hanover Building and The Co-operative Bank all follow a similar form and massing at 7 (very tall) storeys with the top floor set back. Setting back the top floor reduces the visual impact of the buildings height seen from street level.

4.5.3 As illustrated by the Hanover Building entrance photograph, entrances are typically centred in the middle of the building or at corners, with active frontages wrapping around the ground floor facade.

4.5.4 A combination of stone and brick is used on many of the more historic buildings. These façades are typically set out along a large and heavy gridded, repetitive facade.

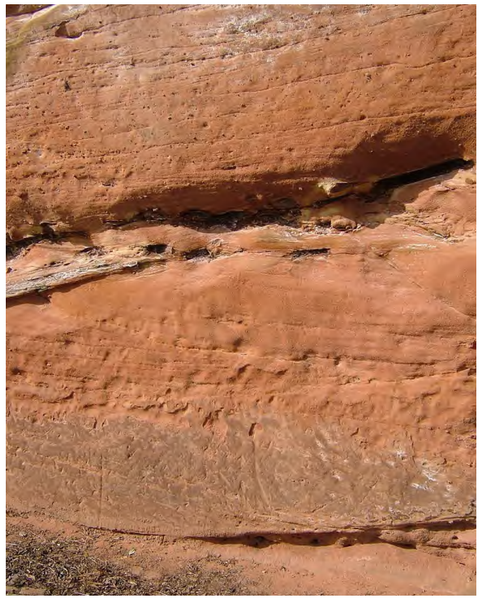
4.5.5 The New Victoria office building follows these principles to knit the building into the surrounding urban fabric and streetscape.



Glazed Station Tiles



Collyhurst Sandstone, Runcorn Sandstone, St Ann's Church



Runcorn Sandstone



The Palace Hotel



Cooperative Wholesale Society Bank Buildings



Burmantofts Glazed Bricks



Chetham School of Music



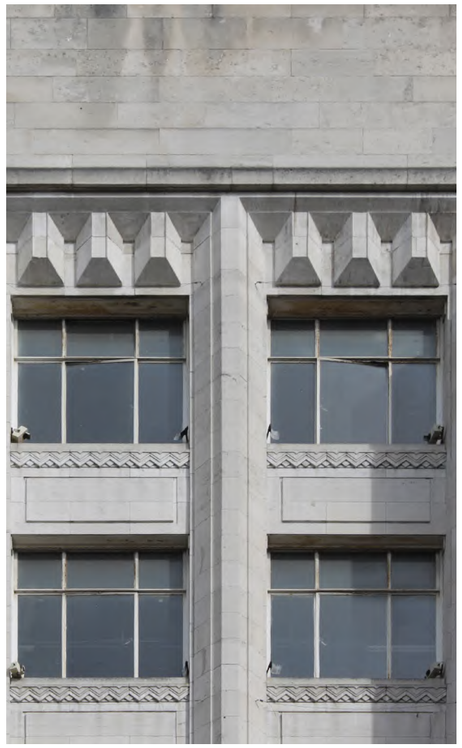
Dukes Sandstone

4.6.1 The material palette of Manchester is representative of its varied architectural character and history.

4.6.2 A variety of local materials can be seen in the historic and contemporary architecture surrounding the site. Manchester is notable for its 'red' buildings, becoming synonymous with the architecture of the industrial revolution.

4.6.3 Collyhurst Sandstone, a local stone found in the area of Collyhurst has been used in a number of buildings around the city such as; St Ann's Church in the city centre, Manchester Cathedral and the original buildings of Chetham's.

4.6.4 Red brick buildings with decorative terracotta dressings are seen within the immediate urban context and across the city.













4.7.1 Whilst the buildings surrounding the New Victoria site are of different architectural characters, representing the different eras of development within the city, the City's best buildings also have a degree of secondary detail, texture and ornamentation to their façades. This can be seen in the string courses, lintels and piers.

4.7.2 The secondary detail is often representative of a narrative local to Manchester, of a trades person's skill or of the commissioning person or body funding the development.

4.7.3 The secondary detail provides added visual interest to the building, offering a layer of detail that can be read when in closer proximity to the building. The combination of materiality and visual detail provides the buildings with a more human scale. Our proposals for the office at New Victoria seek to echo these principles.

73-75 Princess Street | Hanover Building | Principal Hotel Manchester | Saint Ann's Church | Chetham's School of Music

FACADE STUDY



SILHOUETTE & FORM



LAYERING MATERIALITY & TEXTURE



SECONDARY DETAIL & TEXTURE



4.8 ANALYSIS OF SECONDARY ARCHITECTURAL DETAIL & TEXTURE

4.8.1 The local architectural context of New Victoria is rich in character due to its expressive layering of materials, texture and detail.

4.8.2 The character of these façades can be broken down and analysed in three main layers: silhouette & form, layering of materiality and secondary detailing.

4.8.3 Window openings and entrances define the, rhythm of the form and silhouette of the building, typically using contrasting materials or textures to express these openings.

4.8.4 This contrast and layering of materials provides a visual hierarchy to the facade, drawing attention to key features of the facade. Local stone and distinctive red clay bricks are typically used on these façades, creating a sense of identity and coherence across the city.

4.8.5 Secondary detailing is often used to frame openings using ornamental patterns and motifs to create textures that provide a more human scale.

4.8.6 The proposals for the office building at New Victoria seek to intelligently interpret these design principles to create a building that is inherently contemporary and of its time but is also comfortable in its immediate context.

Textured Red Porcelain
Tile

VZ3, Fiechter & Salzmann
Architekten

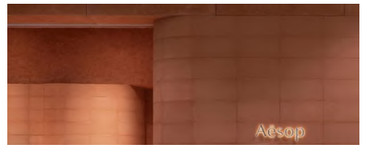
813 ROY, Dachtler Partner AG

Z33 Francesca Torzo

4.9
CONTEMPORARY INTERPRETATION OF ANALYSIS



















4.9.1 Through our analysis of the historic architectural expression in Manchester, we aim to interpret the design principles in a contemporary manner.

4.9.2 The architecture of Manchester is varied and encompasses many different styles. However within the urban character there is great focus on materiality, texture and a familiar vernacular.

4.9.3 Within our proposed material palette, our design focuses on a contemporary interpretation of the material context of Manchester.

4.9.4 The architectural textures seen on many of Manchester's best buildings are often achieved through secondary details that are expressive of material texture and/or form. The proposals therefore reference the Manchester vernacular in a contemporary way through extensive development of architectural principles, ground floor presentation and rigorous setting out of the facade.

11-19 Jane Street, New York City,
David Chipperfield Architects

Tapestry Building, King's Cross,
Níall McLaughlin Architects

Cooperative Wholesale
Society Bank Buildings

Jesus College, Cambridge
Niall McLaughlin Architects

5.0
SUMMARY OF PROPOSAL

5.1
SCHEME OVERVIEW 38
5.2
GENERAL ARRANGEMENT 39
5.3
USES & AREA SUMMARY 40
5.4
ACTIVE FRONTAGE & PUBLIC REALM 41
5.5
APPROACH & PUBLIC REALM 42
5.6
MASSING STRATEGY 43
5.7
DESIGN PRINCIPLES 44
5.8
ARCHITECTURAL TECTONICS 45
5.9
ARCHITECTURAL CHARACTER 46
5.10
LAYERING & ARTICULATION 47
5.11
FRAMING THE CITY 48
5.12
TEXTURE AND SCALE 49
5.13
ACTIVE FRONTAGE 50
5.14
ENTRANCES 51
5.15
LOBBY CHARACTER 52
5.16
RETAIL ENTRANCE 53
5.17
SOUTH WEST CONTEXT ELEVATION - LONG MILLGATE 54
5.18
SOUTH EAST CONTEXT ELEVATION - CORPORATION STREET 55
5.19
NORTH EAST CONTEXT ELEVATION 56
5.20
NORTH WEST CONTEXT ELEVATION 57
5.21
FACADE DETAILS 58
5.22
BAY STUDY - TYPICAL FLOOR 59
5.23
BAY STUDY - GROUND FLOOR COLONNADE 60
5.24
BAY STUDY - CORE WALL 61
5.25
FACADE MATERIAL PALETTE 62
5.26
PROPOSED PUBLIC REALM 63
5.27
LANDSCAPING AND PLANTING 64
5.28
ROOF TERRACES OVERVIEW 65
5.29
DESIGN EVOLUTION 66
5.29
DESIGN EVOLUTION 67



5.1
SCHEME OVERVIEW

5.1.1 Our proposed scheme for New Victoria aims to craft a refined and elegantly proportioned building, that is sensitive to its context and contributes to the architectural quality of the local context.

5.1.2 New Victoria employs a contextually derived material palette, where subtle changes in colour and texture enhance the reading of its simple and robust geometries.

5.1.3 Designed with quality, durability and sustainability at its core; the flexibility of its internal floor plates as well as its substantial floor to ceiling heights ensure that it is fit for modern office use as well as any future re-purposing.

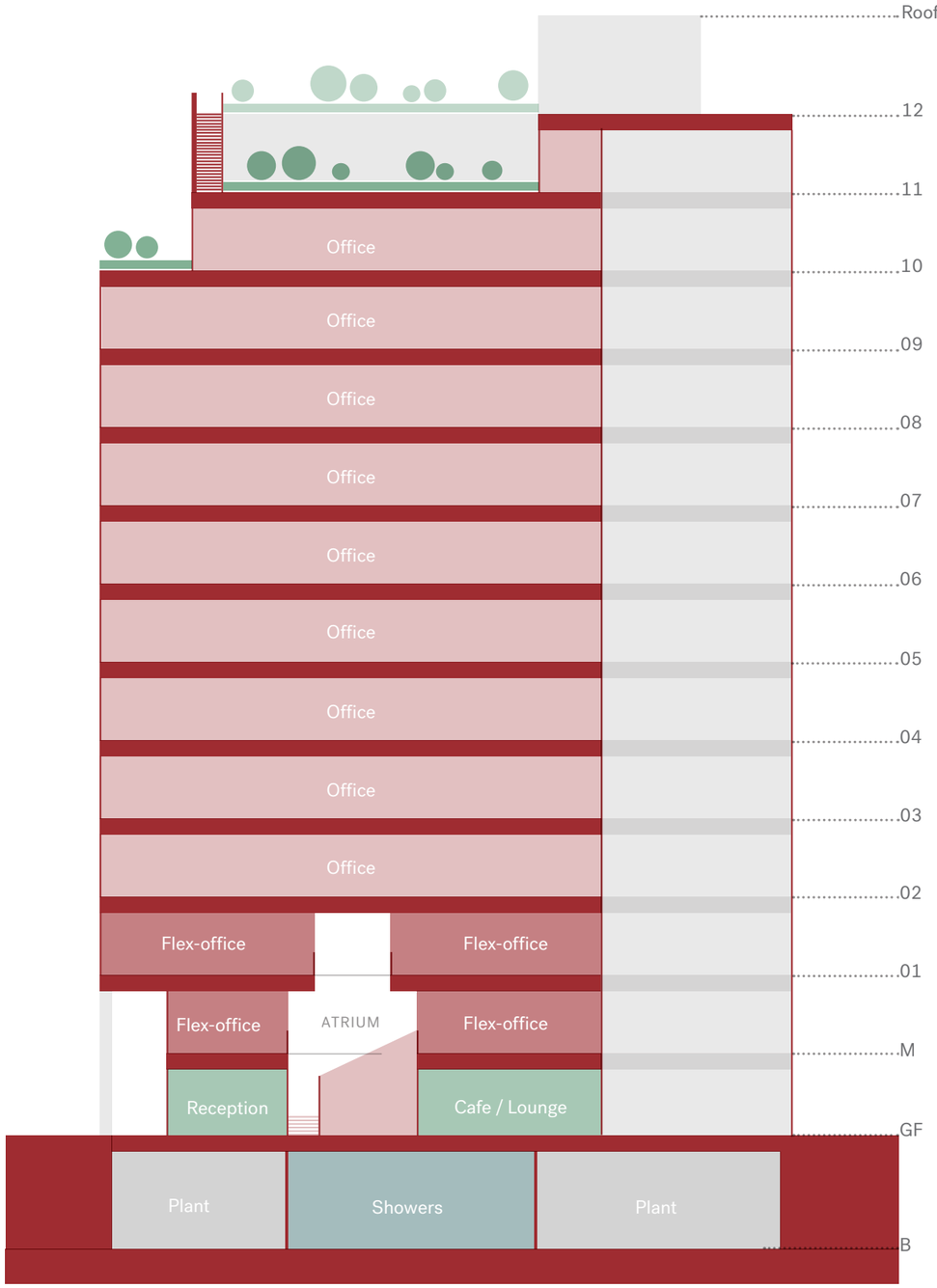
5.1.4 The proposed scheme improves the relationship to the street and public realm with a recessed entrance, active frontage and much enhanced urban greening and resultant biodiversity.

5.1.5 The proposed architectural and urban character is driven by a reading of, and response to, the surrounding buildings and follows how these buildings present themselves to the street. There is a generosity to the experience of the building through form and depth of the primary facade, alongside layers of secondary detail and enhanced public realm.

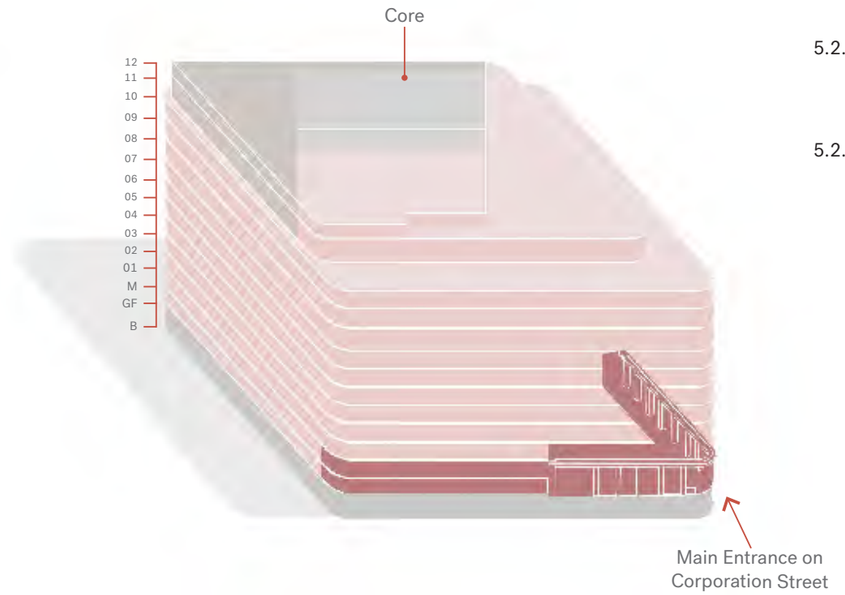
5.1.6 As such, the design seeks a contemporary response to the surrounding historic buildings of architectural merit and proposes an architectural character more engaging than modernist principles without being a pastiche or a post-modern response.

5.1.7 We have therefore taken an approach that seeks an architecture that embodies the spirit of the place over and above a defining aesthetic or thematic response.

5.1.8 Through understanding the rules of the surrounding architecture, urban form and material expression, we echo the context to make the same emotional connections within the subconscious that the much appreciated historic buildings do, whilst avoiding any direct replication.



Section through the building



5.2 GENERAL ARRANGEMENT

5.2.1 The proposed scheme for New Victoria provides office space from Second to Eleventh floor, co-working from Mezzanine to Level 1 and a generous offering of communal amenities at Ground Floor and Roof Terraces.

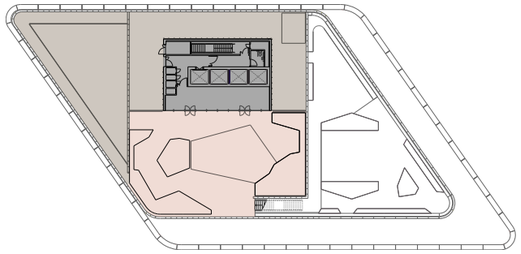
5.2.2 The proposal is accessed via three key entrances:

- To the southern corner of the building, the main entrance offers access to all the office floorspace via the central core.
- The core is located to the north-east, rising from the basement to the roof. The core contains the majority of the building's services risers, toilets, fire fighting shafts and vertical circulation. The landlord areas, back of house and building management / security areas are located on the ground floor. The north east facade entrances offers access for cyclists, building deliveries, refuse collection and maintenance. The goods lift connects the basement to the eleventh floor communal space/ terrace.
- The south east corner entrance offers access to the retail unit at ground floor off Corporation Street.

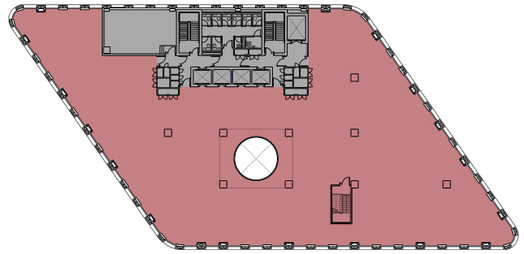
5.2.3 From the central core there are two fire exit doors to an externally paved area to the north east facade of the building.

5.2.4 Roof plant space has been strategically arranged to the north of levels 10 / 11, double stacked to allow for a stepped communal terrace offering and to minimise its visual and acoustic impact. All of the terraces are heavily planted and are accessible by office users, these are as follows:

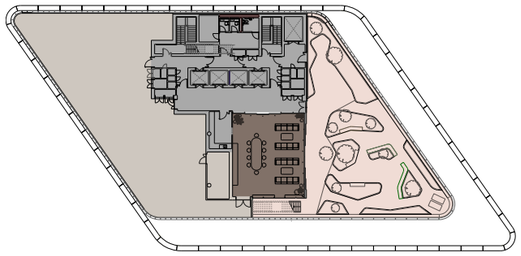
- The level 10 terrace wraps around the office space and offers seating and planters with framed views across Manchester.
- The level 11 communal terrace has more private seating areas with planters. It also includes an enclosed ancillary office area for flexible use including a kitchen.
- The level 12 communal terrace has a flexible central zone that can be used for different types of events is accessible via a single fire fighting stairs and lift.



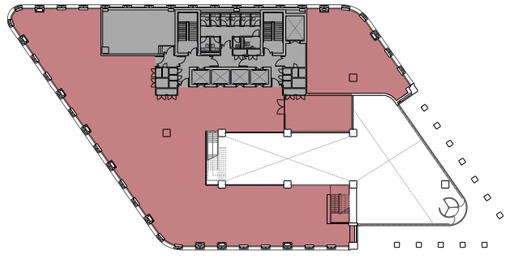
L12 - Twelfth Floor Roof Terrace



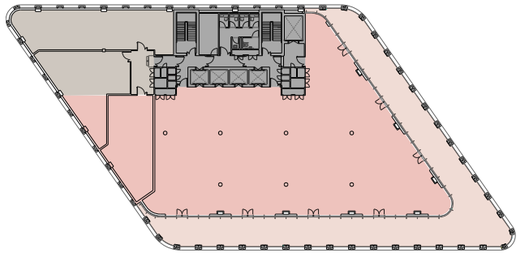
L01 - First Floor Plan



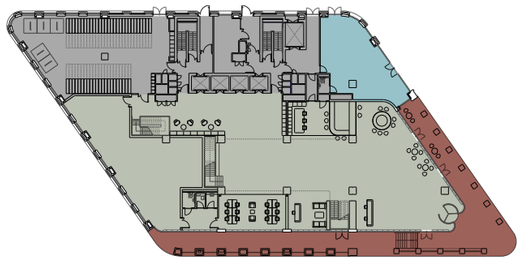
L11 - Eleventh Floor Roof Terrace



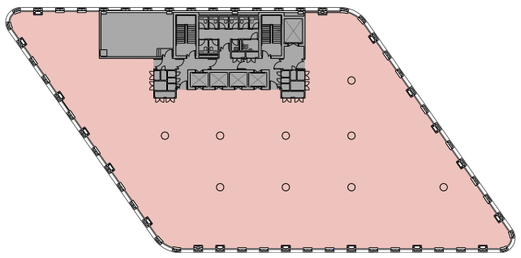
L01 - Mezzanine Floor Plan



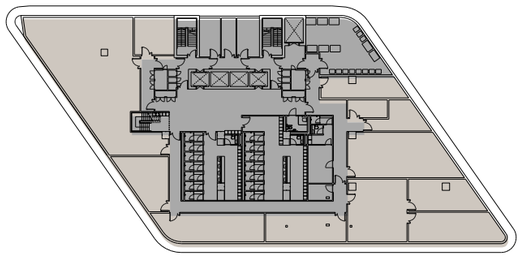
L10 - Tenth Floor Office and Private Terrace



L00 - Ground Floor Plan (Entrance Level)



L02-L09 - Typical Floor Plan



B1 - Basement Plan

5.3
USES & AREA SUMMARY

KEY:

- Roof Terrace
- Office Space
- Flexible workspace
- Entrance Colonnade
- Flexible Office Space
- Retail
- Entrance / Communal Space
- Plant & Services
- Core & Back of House

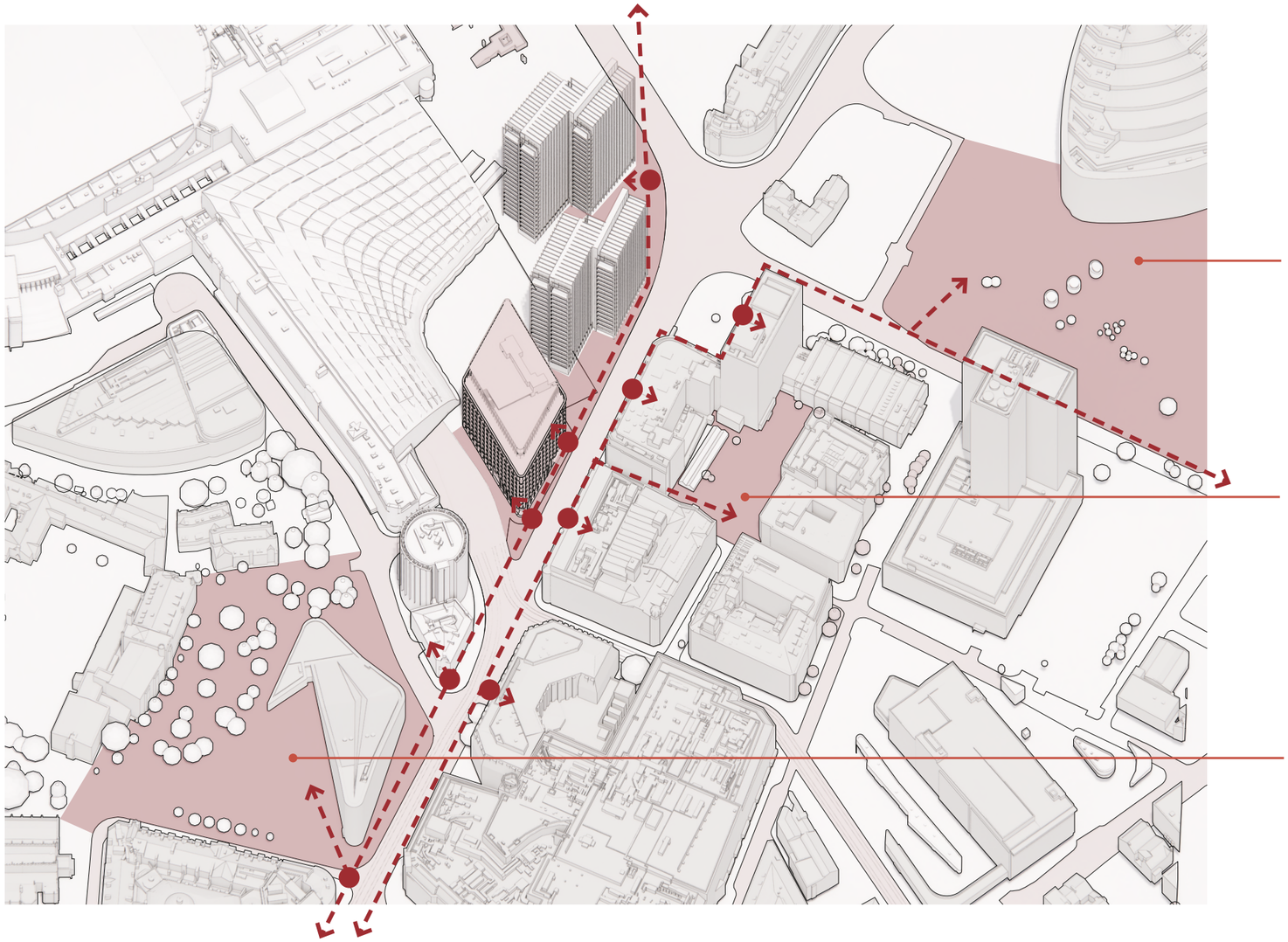
LEVEL	GEA (m^2)	GIA (m^2)
L13 (roof)	9	5
L12	143	134
L11	837	406
L10	1,268	1,202
L02-09	1,645	1,527
L01	1,645	1,500
L0M	1,499	1,078
L00	1,410	1,348
LB1	1,653	1,407
TOTAL	21,623	19,296

5.3.1 Internal upper floors consist of office use, with accessible external terraces for building amenity at L10, L11 and L12. Plant equipment spaces are also on L10-L12.

5.3.2 The ground floor and mezzanine provide a double height space upon entry into the building from the southern corner. It is publicly accessible and has both formal and informal meeting spaces. The core is accessed from basement, ground and mezzanine levels after passing security lines.

5.3.3 The south east corner of the ground floor has 2 levels of retail with direct access from the street. The north west corner has a cycle store.

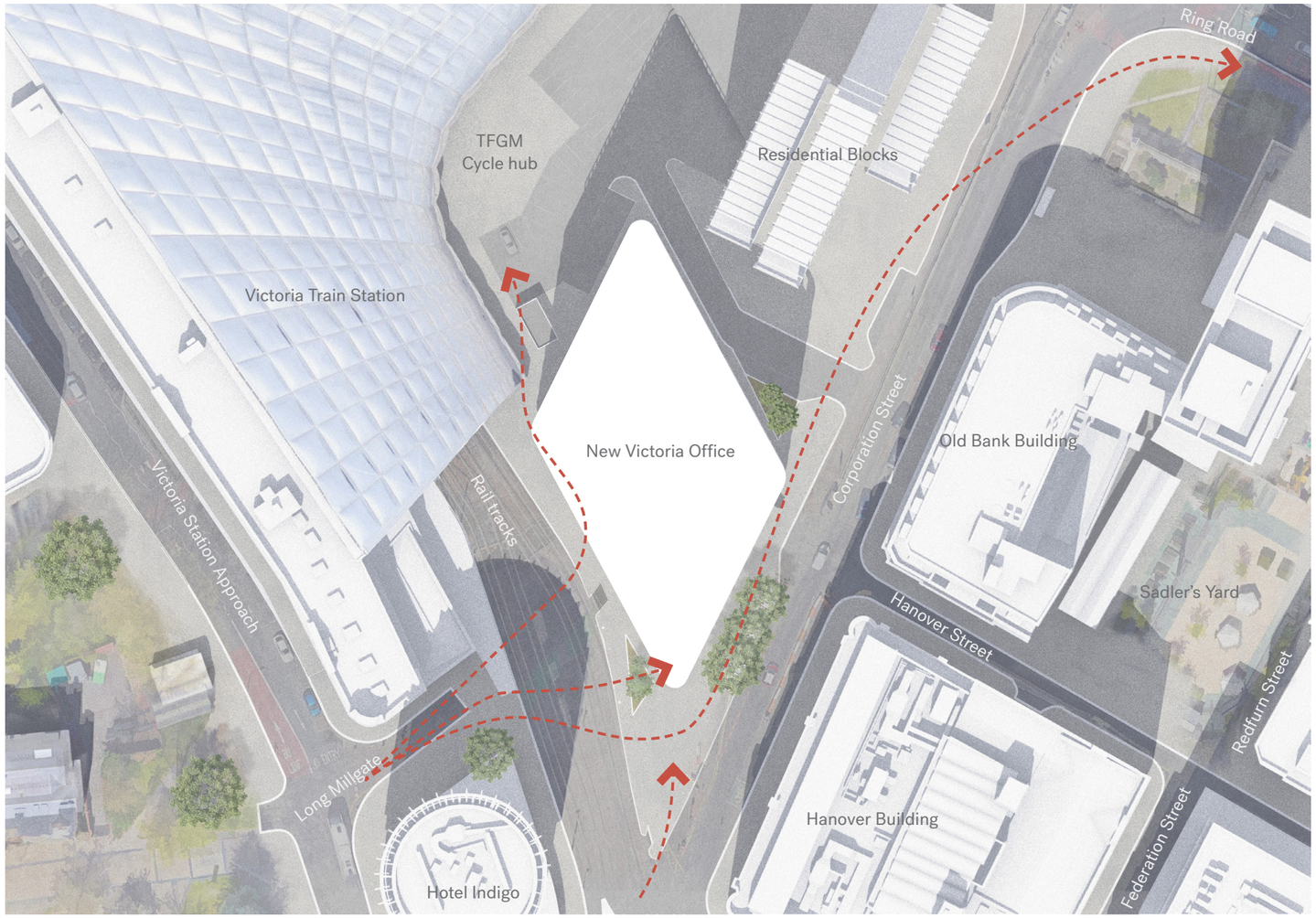
5.3.4 Basement level contains changing rooms and showers and plant equipment that includes rainwater and greywater harvesting tanks.



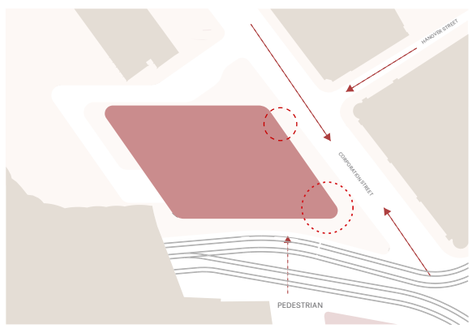
A corridor of Public Places and Active frontages

5.4.1 Corporation Street is one of the most historic and prestigious streets, acting as a gateway into the city centre from the north. The New Victoria office scheme aims to improve and activate the public realm of the western side of Corporation Street, helping support MCC's vision for this area of the city.

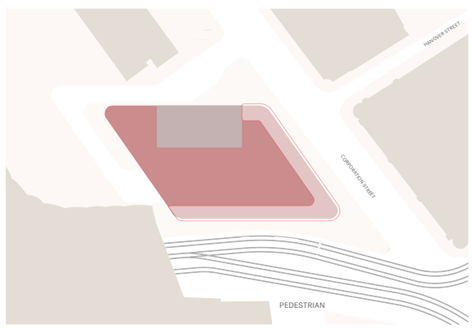
5.4.2 The adjacent diagram identifies Corporation Street as a series of activated frontages with public spaces along the route. This gives our proposal, at the intersection of Long Millgate Street and Corporation Street, an important urban significance linking the NOMA estate to the historic heart of the city.



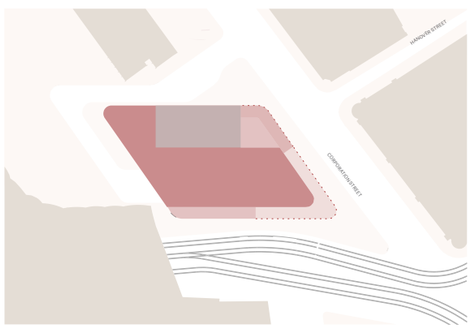
Approach



Entrances



Public frontage



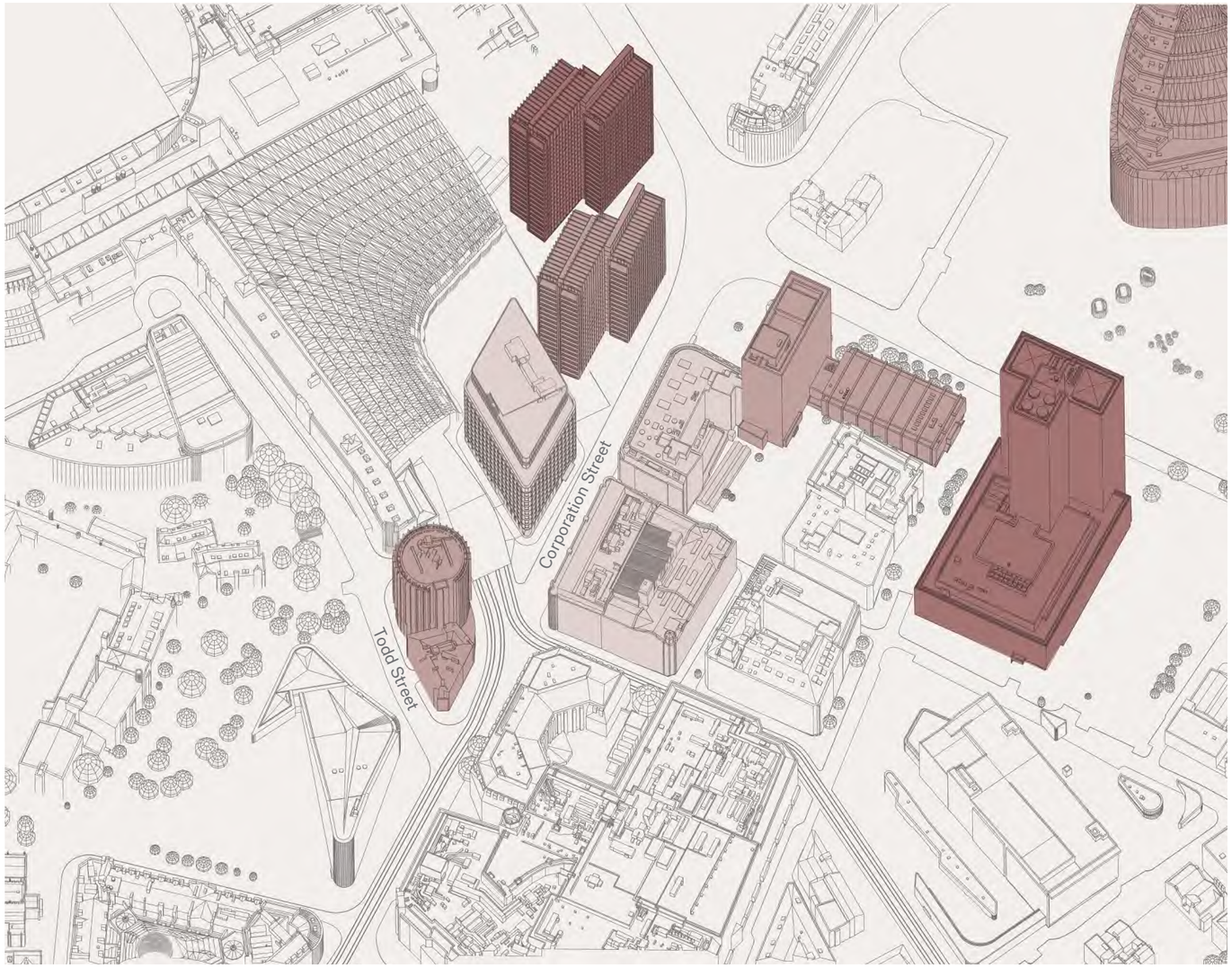
Engaged public realm

5.5.1 Contributing positively to the public realm by facilitating pedestrian and cyclist movements around and across the site is a starting point for the design.

5.5.2 The ground floor footprint of the building steps in from the primary elevation to provide access to the cycle hub to the rear of the building and provides a covered walkway from the link across the tram lines to the primary entrance. The stepping in of the facade to form the entrance also improves visual connections to the NOMA estate beyond.

5.5.3 The recessed walkway is expressed in a different but complimentary architectural language to highlight the importance of the public realm. The entrance portal mediates the interfaces between public and private realms. The colonnade allows the public realm into the building whilst grounding the building in its urban context. At the northeast corner of the building, the frontage is activated by a retail offering with larger openings in the façade.

5.5.4 A larger public space in front of the entrance forms part of a chain of secondary public spaces along Corporation Street.



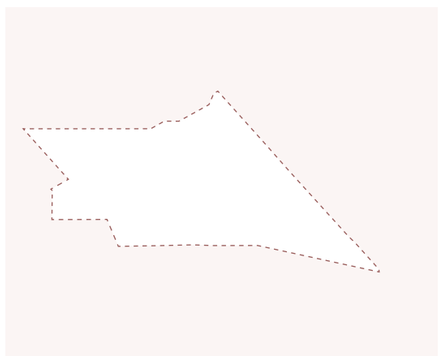
5.6
MASSING STRATEGY

5.6.1 The massing of New Victoria draws on the various scales that are present in the context. They are: lower-rise that include the adjacent Hanover, E Block and Bank Buildings (that form part of the Listed NOMA estate 7-10 storeys). Mid-rise, New Century House, Peninsula and the Indigo Hotel (15-20 storeys). High-rise, the larger residential block, the new co-op building and the CIS tower.

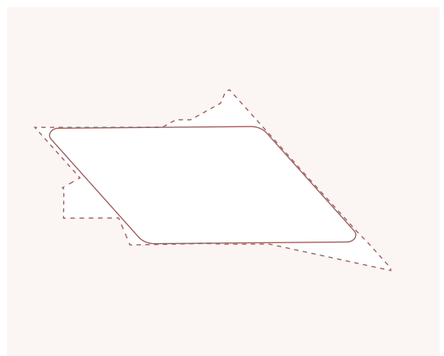
5.6.2 The office building's site boundary is not a uniform shape. It steps out most notably towards the Northeast and Northwest of the site, not lending itself to an obvious rectilinear building footprint.

5.6.3 A uniform building footprint was placed within the boundary that maximises the use of developable land whilst navigating existing constraints. The resulting shape is a parallelogram. Edges are rounded for a softer interaction with the public realm and to allow for the façade to wrap around the building form.

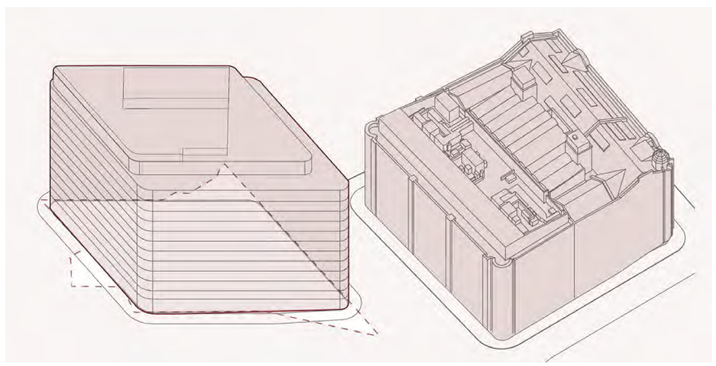
5.6.4 The building footprint is extruded upwards to a height appropriate to the lower rise building of the immediate context.



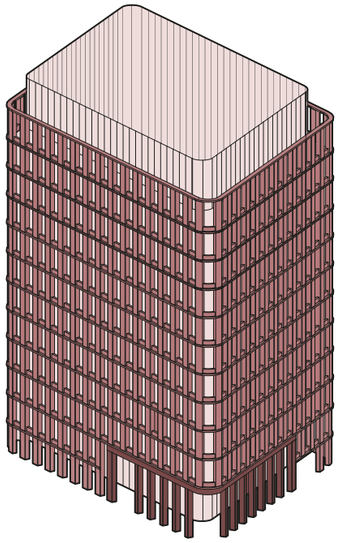
Building Red Line

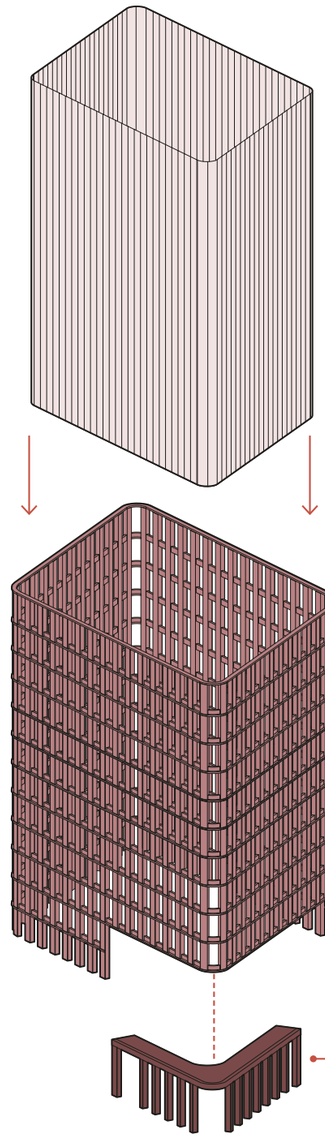


Building Footprint



Building mass







Lightweight Facade
'Sleeve'



Heavier External Facade
'Jacket'



Shop Front/ Retail Entrance



Entrance Portal Insert

5.7.1 The design principles have been informed by our contextual analysis set out in Chapter 04 of this document and the resulting massing of the scheme.

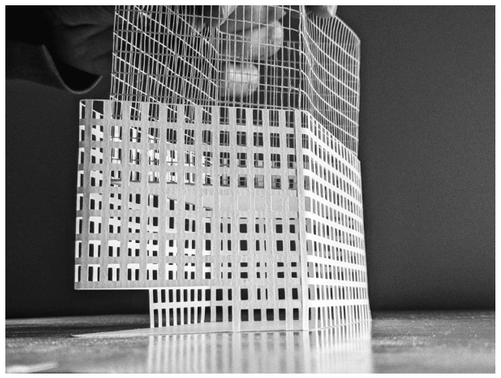
5.7.2 The architectural design can be described as a layering of elements that have different function, scale and material expression.

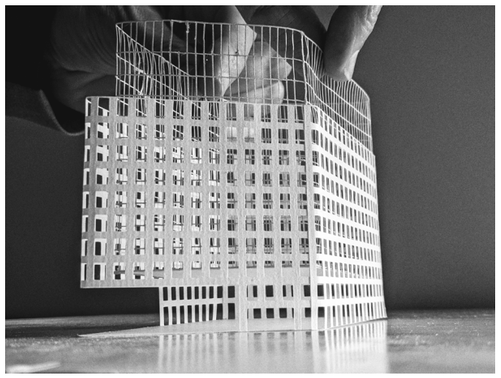
5.7.3 The defining element of the facade is the contextually appropriate masonry jacket within which a delicate lightweight sleeve is inserted. This sleeve is experienced at both the base of the building and as the building addresses the skyline.

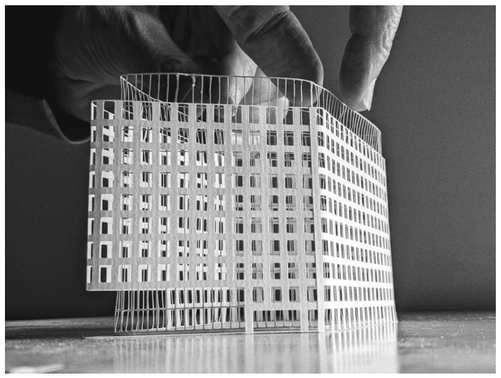
5.7.4 The 'heavy jacket' is the primary skin of the building. It interacts with the environment, opening and closing depending on its function. The lightweight 'sleeve' is a transparent and filigree structure that interfaces with the public realm at the lower levels and consolidates the massing of the stepped terraces at the top of the building.

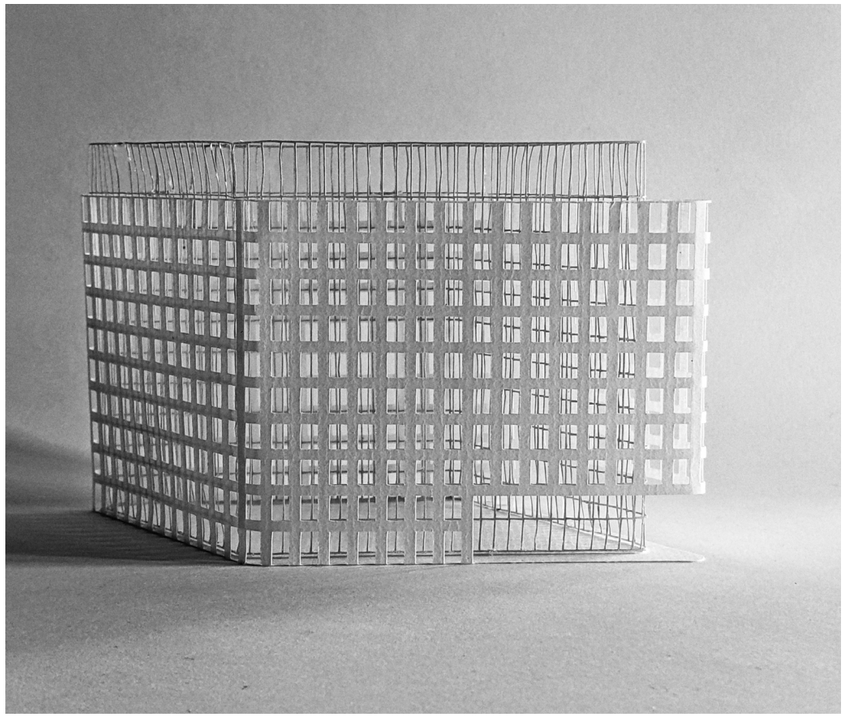
5.7.5 In recognition of the public realm interfaces, the entrance portal is expressed as an 'insert' into the building facade of greater hierarchical importance. A clearly demarcated entrance is one of the architectural characteristics of the scheme that comes from the analysis of the adjacent buildings. It engages the public realm, with the colonnade giving the building a greater civic presence. This civic importance is supported by the retail frontage continuing along Corporation Street.

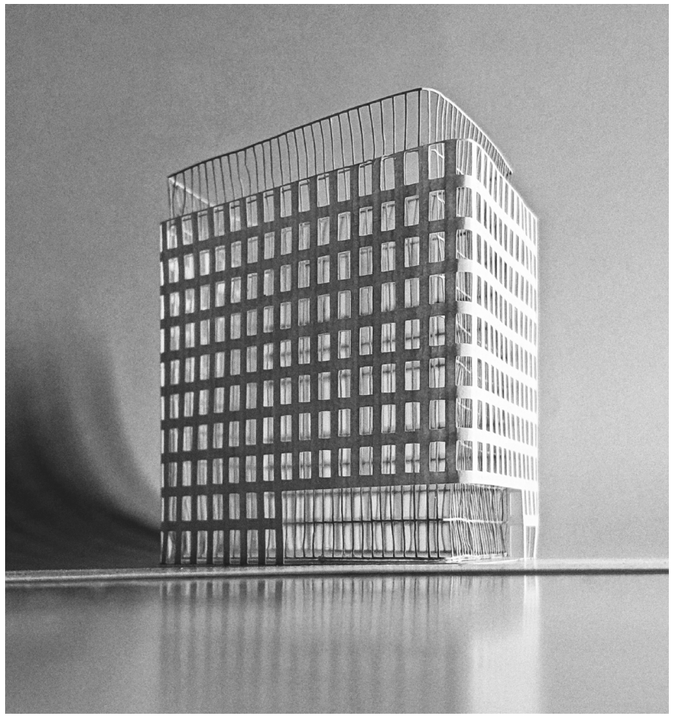
5.7.6 The final layer of expression is in the subtle changes in materiality and texture of secondary details to give the building greater visual interest and a more human scale.









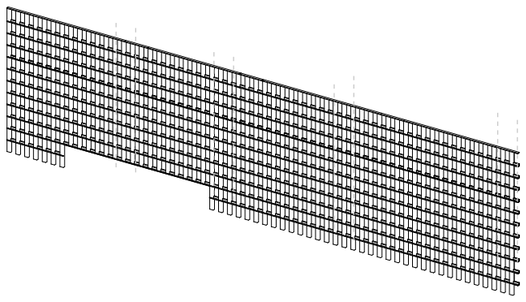


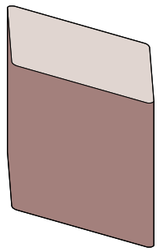
5.8.1 In these images the ‘jacket’ and ‘sleeve’ concept is illustrated.

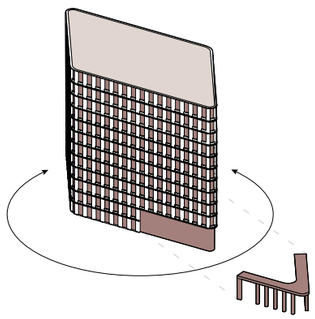
5.8.2 The masonry jacket is wrapped around the building form and grounds the building form. Its regularity and rhythm serves to harmonise the façades, smoothly negotiating the complex site geometry.

5.8.3 The lightweight sleeve is made visible behind the masonry at key moments, creating intrigue and inviting further exploration. Its transparency facilitates views at roof level and it is readily subdivided, thus easily accommodating different functions behind.









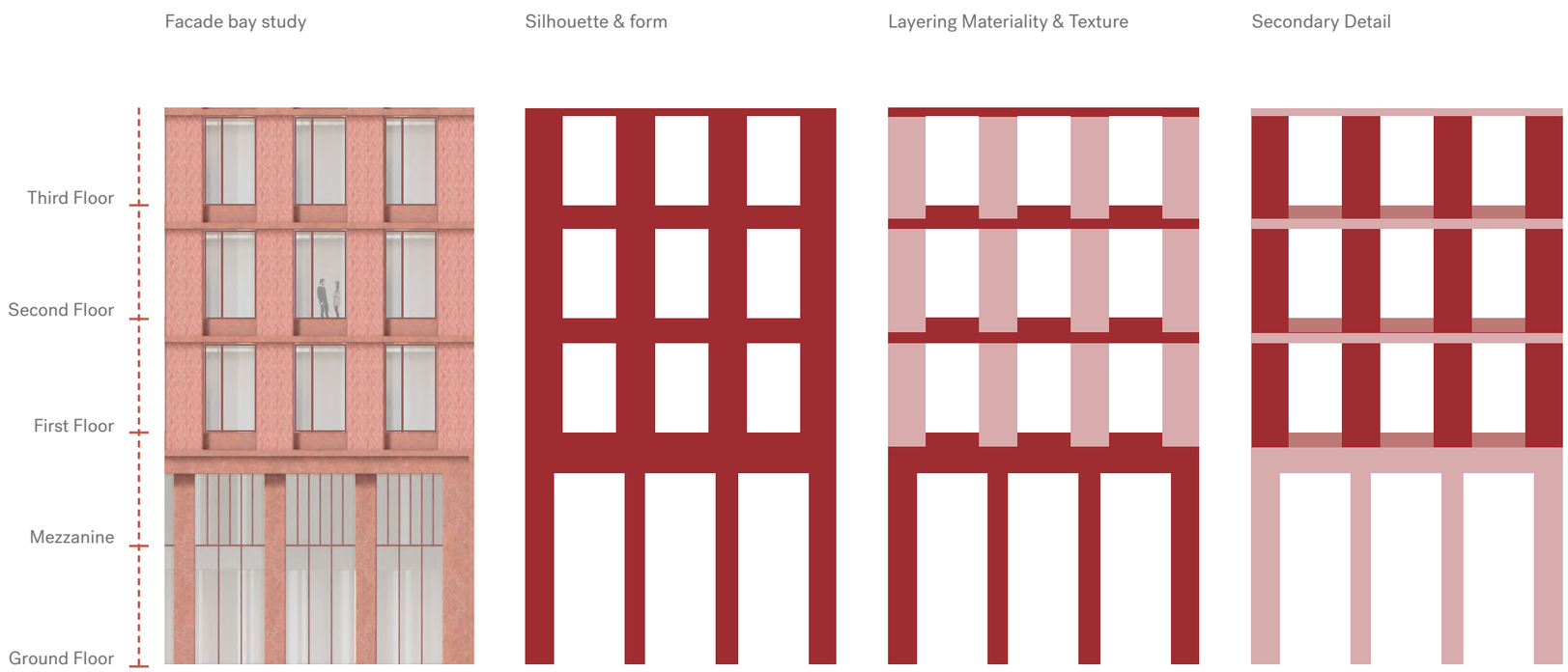
5.9.1 The architectural and material expression of the building propose a building that is contemporary in its architectural resolution whilst also comfortable in the immediate context.

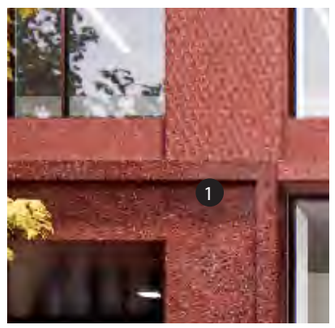
5.9.2 The primary material expression is that of textured precast concrete that is tonally akin to the red sandstone and brick of the surrounding context.

5.9.3 The regular grid of the facade wraps around the form of the building, with openings expressive of their function as either places of work, ancillary supporting amenity spaces or to demarcate the entrances.

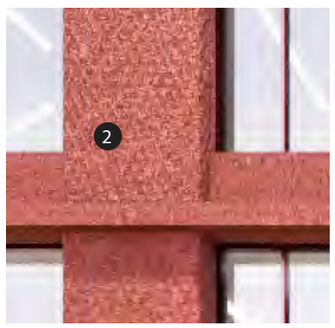
5.9.4 The facade has been carefully set out to keep piers and window openings consistent across the length of the building to provide a singular architectural expression. The linear length of the corner windows is equidistant to the regular bay windows, creating a uniform appearance.

5.9.5 This view of the proposed building is taken from Corporation Street looking north.





1. Dark Red Honed Terrazzo



2. Dark Red Textured precast concrete Piers

5.10.1 The proposed language and material expression of the facade builds upon the architectural lessons learnt from analysis of the surrounding context.

5.10.2 The primary facade is composed from a layering of form and material expression. The building silhouette and form is given a basic ordonnance expressive of its function as a place of work, where the desire for daylight and views compete against environmental comfort.

5.10.3 With the resultant facade grid, secondary detail is provided through the textured piers, colour tones and varying material expressions.

5.10.4 The resulting design is simple and elegant whilst being engaging at both an urban and human scale. The facade design is intended to present a coherent whole whilst providing layers of architectural intrigue and visual interest.



View along Long Millgate

5.11
FRAMING THE CITY

5.11.1 This is a view taken from the intersection of Victoria Station Approach and Long Millgate.

5.11.2 The proposed building can be seen from a distance, framed by the neo-baroque 19th century Victoria Station clad in sandstone and the more recent 2018 rotunda tower extension of the Indigo Hotel. In the distance, the Hanover Building's ornate brick and sandstone facade can be seen along Corporation Street.

5.11.3 From this point of view, the building's 'jacket' and lightweight metal inner 'sleeve' are clearly visible.

5.11.4 The delicate dark red metal sleeve can be seen pealing away from above the red textured concrete jacket, making room for planted amenity spaces. The solidity and regular rhythm of the piers below are expressive of the building's function as an office while it's red textured surface makes a positive contribution to the palette of the historical neighbouring buildings.



View along Long Millgate

5.12.1 On the base, the slimmer double height piers clearly demarcate the entrance beyond which the metal sleeve meets the ground with an inviting internal glow visible through its large glazed panels.

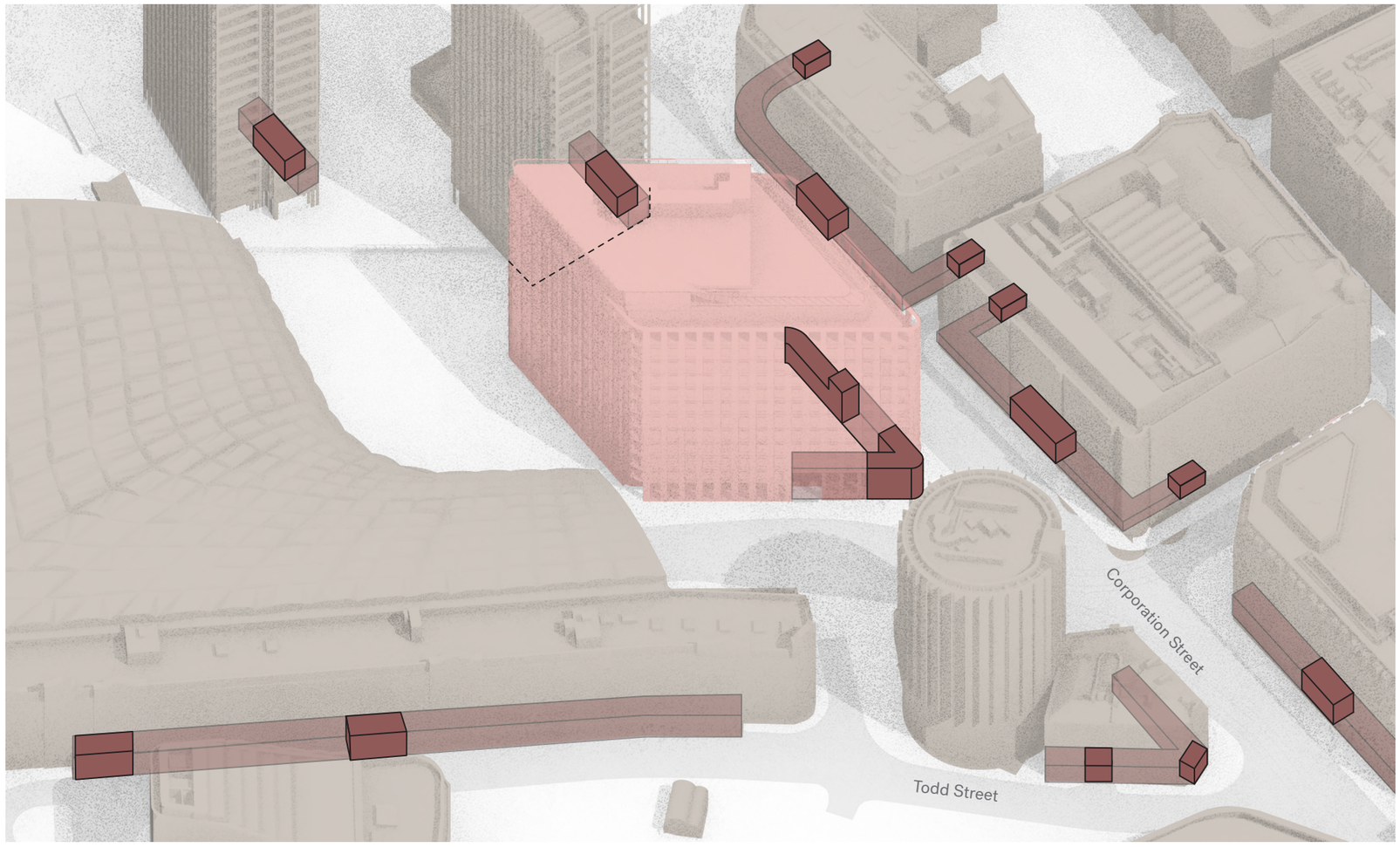
5.12.2 This is a view taken closer to the building on Long Millgate which illustrates the experience of its approach.

5.13
ACTIVE FRONTAGE

KEY:

Active Frontage

Building Entrance



Building Entrance & Active Frontages

5.13.1 The quarter that once existed in the site was markedly made up of a rich arrangement of narrow alleyways and small courts. Since the construction of Corporation Street, the area has lost some of its human scale.

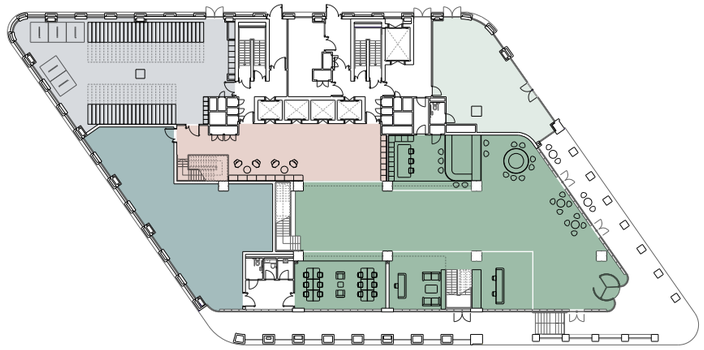
5.13.2 The proposal for New Victoria acknowledges that although Corporation street is wide, the entrance portal and active frontage can create urban definition, restoring clarity to the urban grain by adding intimate public spaces to the existing chain of entrances along Corporation Street.

Primary building entrance

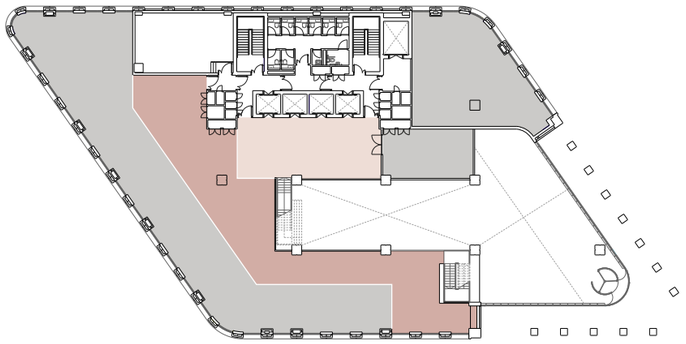


5.14.1 The main entrance of New Victoria proposed scheme is an important moment in the building users' journey and experience of the proposal. Recessed from the building line under a covered portal into which the public realm and its paving extend, the main entrance acts as a liminal space between public and private spheres where both office users and visitors pass and gather.

5.14.2 The architectural character clearly demarcates the exterior from the interior, making statement as both the place of entry as well as congregation. Between the reception the street, the entrance portal's double height scale and material quality creates a colonnade with civic presence.



Ground Floor proposal diagram



Mezzanine proposal diagram









5.15.1 The ground floor consists of a double height space with a mezzanine level. The illustrative design creates both formal and informal meeting spaces and places to dwell.

5.15.2 The ground floor holds the reception desk as a functional point of information but seeks to create a more contemporary character that is left open and has the flexibility to accommodate a variety of events.

5.15.3 The two levels are connected by a feature staircase in the central atrium that also connects to the basement cycle amenities. These floors are also connected by the building core.

Retail space entrance

5.16
RETAIL ENTRANCE



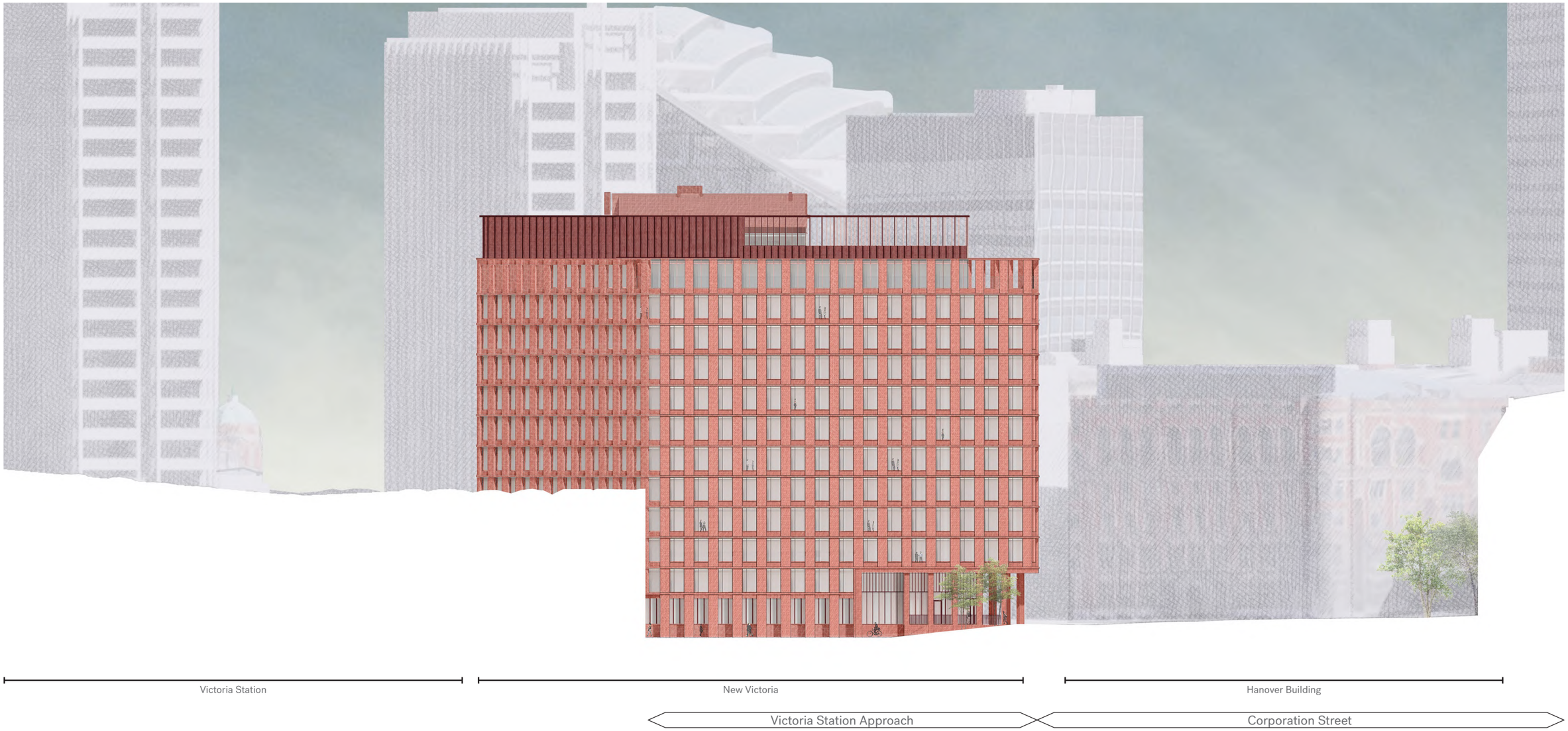
5.16.1 The retail entrance is to the northeast corner of the site, positioned along the pedestrian routes up and down Corporation street and nearest to the residential blocks, continuing the active frontage.

5.16.2 Whilst the typical office façade continues down to the ground, larger openings accommodate the retail functions. There is a material change at the base of the piers as they meet the ground. This also gives the opportunity for the public to interact with the secondary detail of the textured piers.

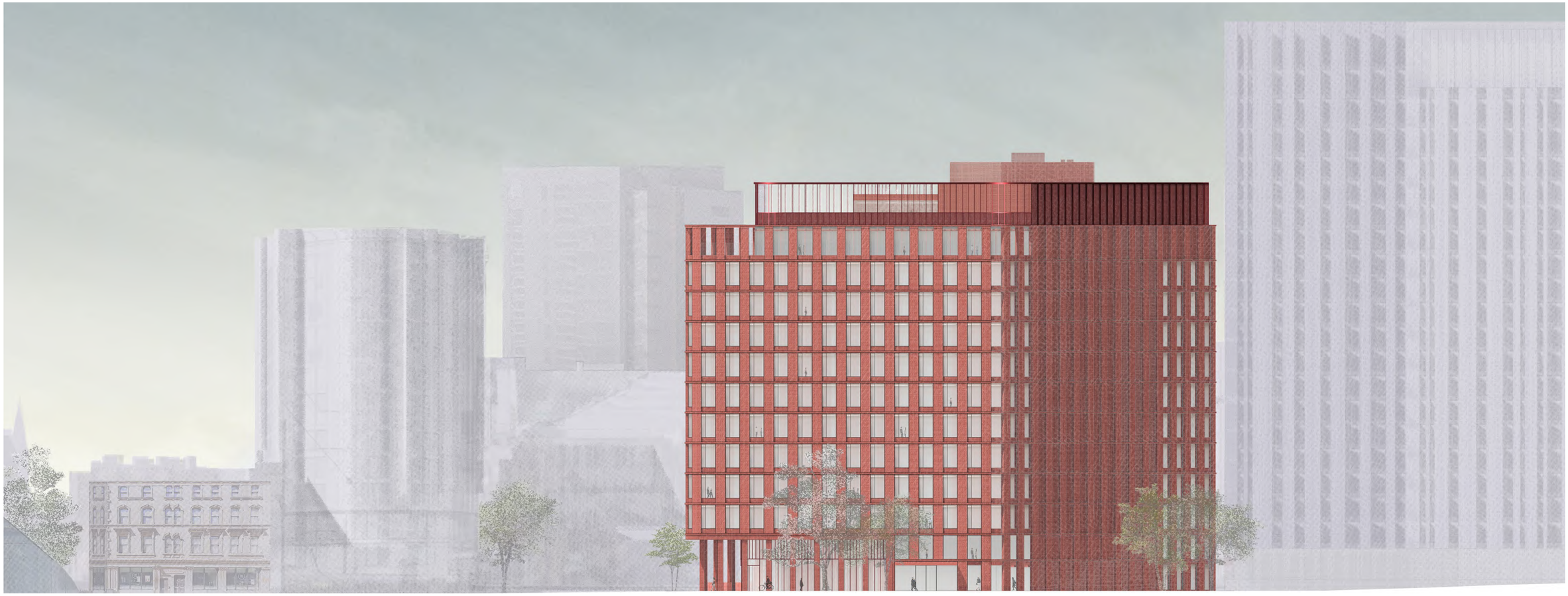
5.16.3 Whilst requiring flexibility in it's ultimate use, the primary retail function is intended to be a food and beverage offering that supports the office function and nearby residents.

5.16.4 A stretched fabric awning is proposed above the glass to reduce overheating in the space and provide shade.

5.17
SOUTH WEST CONTEXT ELEVATION -
LONG MILLGATE



5.18
SOUTH EAST CONTEXT ELEVATION -
CORPORATION STREET



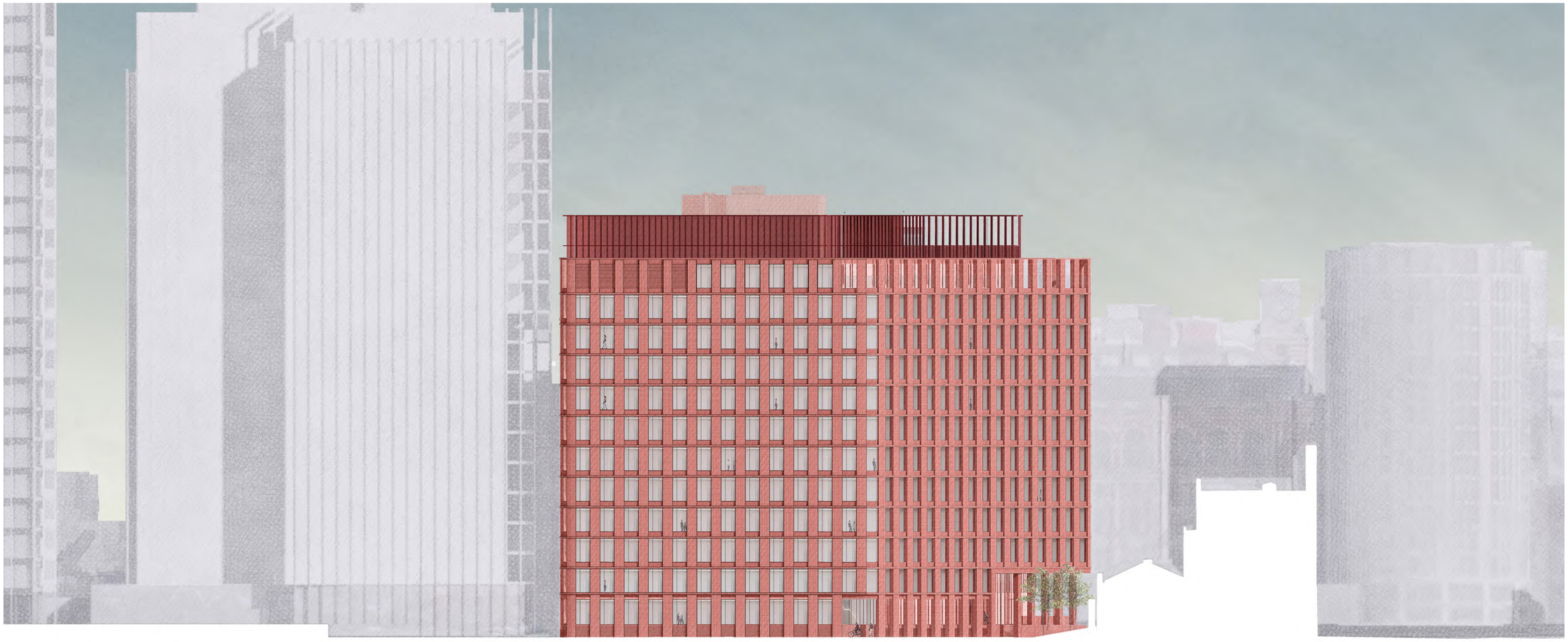
City Buildings | Hotel Indigo | Victoria Station | New Victoria | Residential Blocks 1 & 2

Todd Street — Corporation Street

5.19
NORTH EAST CONTEXT ELEVATION

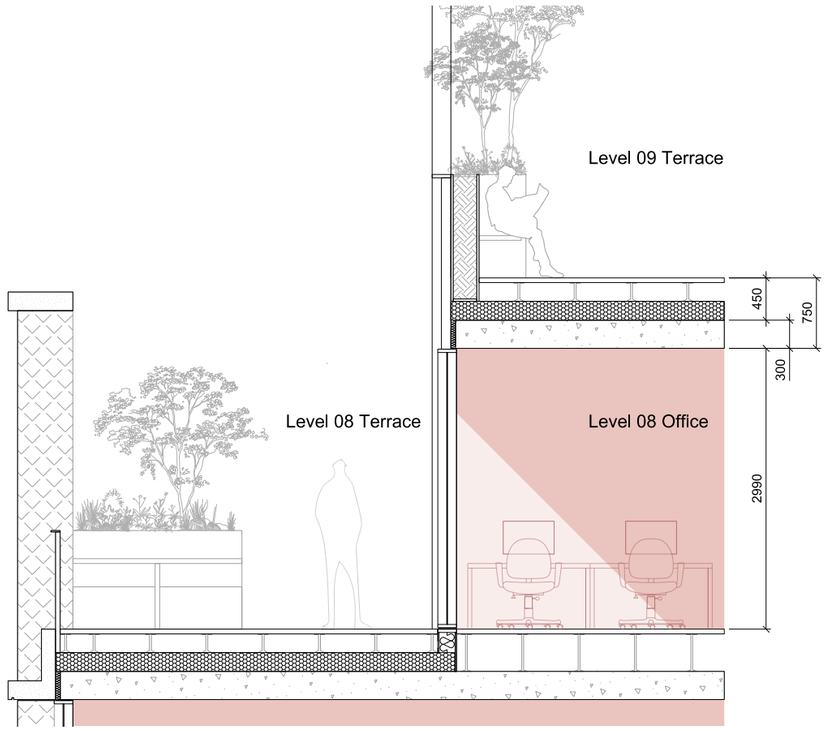


5.20
NORTH WEST CONTEXT ELEVATION

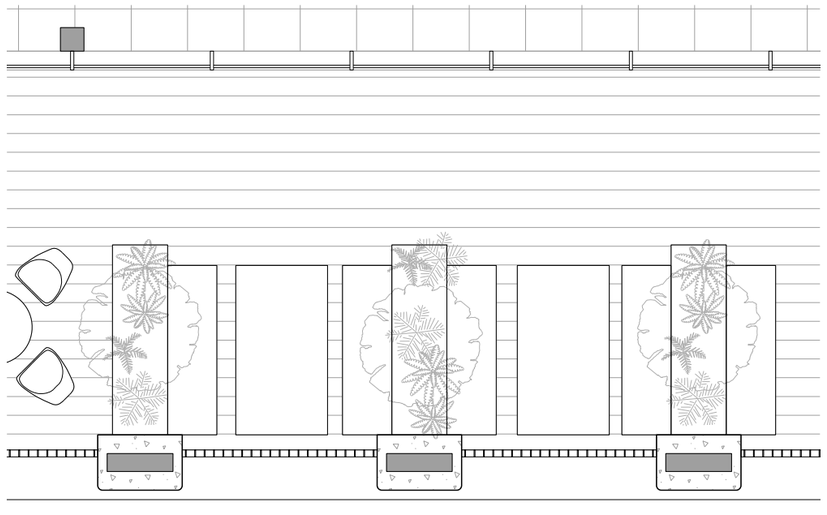




Upper floor elevation study



Section through level 08 and 09



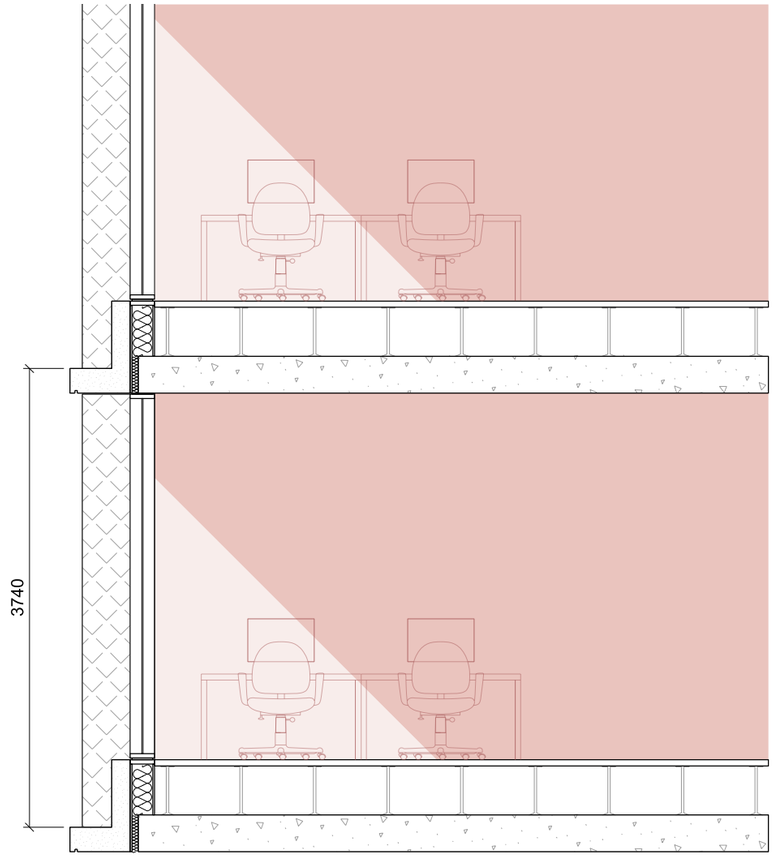
Level 08 terrace plan detail

5.21.1 On level 10, the facade opens up to a terrace which has seating and planters, providing users with good quality amenity spaces. Levels 11 and 12 have extensive open air green amenity spaces

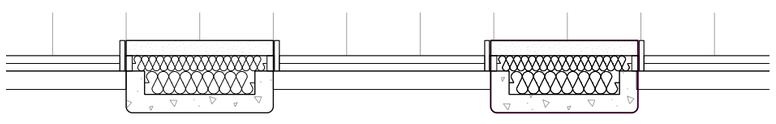
5.21.2 The facades on levels 10, 11 and 12 are setback from the main facade and have a delicate and finer quality, with more generous openings.



Elevation Study



Section through typical floor



Precast pier & window bay plan detail

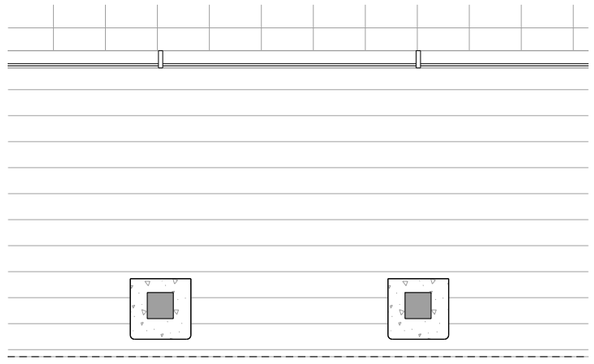
5.22.1 The office facade or ‘jacket’ has a more solid expression, balancing office requirements for natural light and thermal performance.

5.22.2 The red pigmented precast concrete is varied and textured offering a rich and tactile surface.

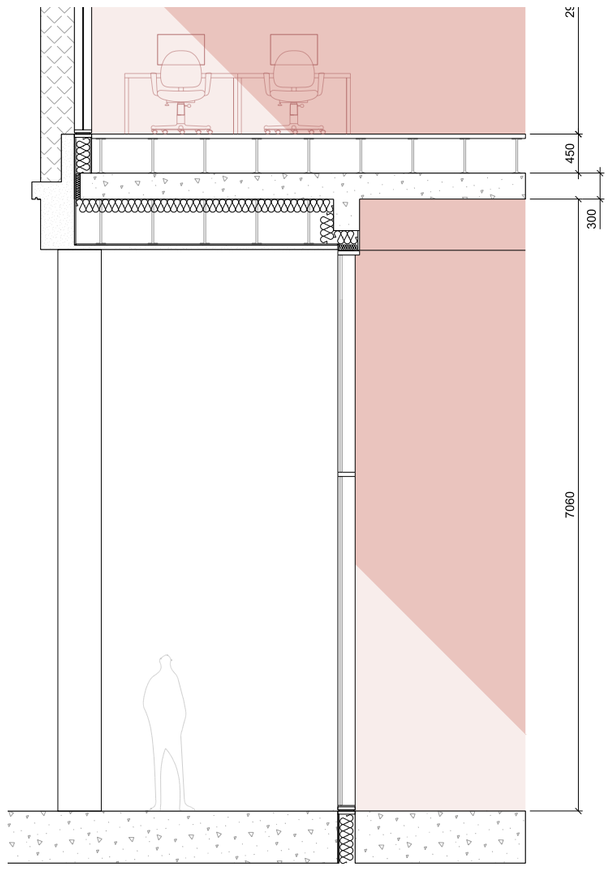
5.22.3 The texture of the piers are contrasted by the smooth concrete of the string course and spandrel, however they are similar in tone to create a monolithic unified appearance.



Base Facade detail



Base facade plan detail

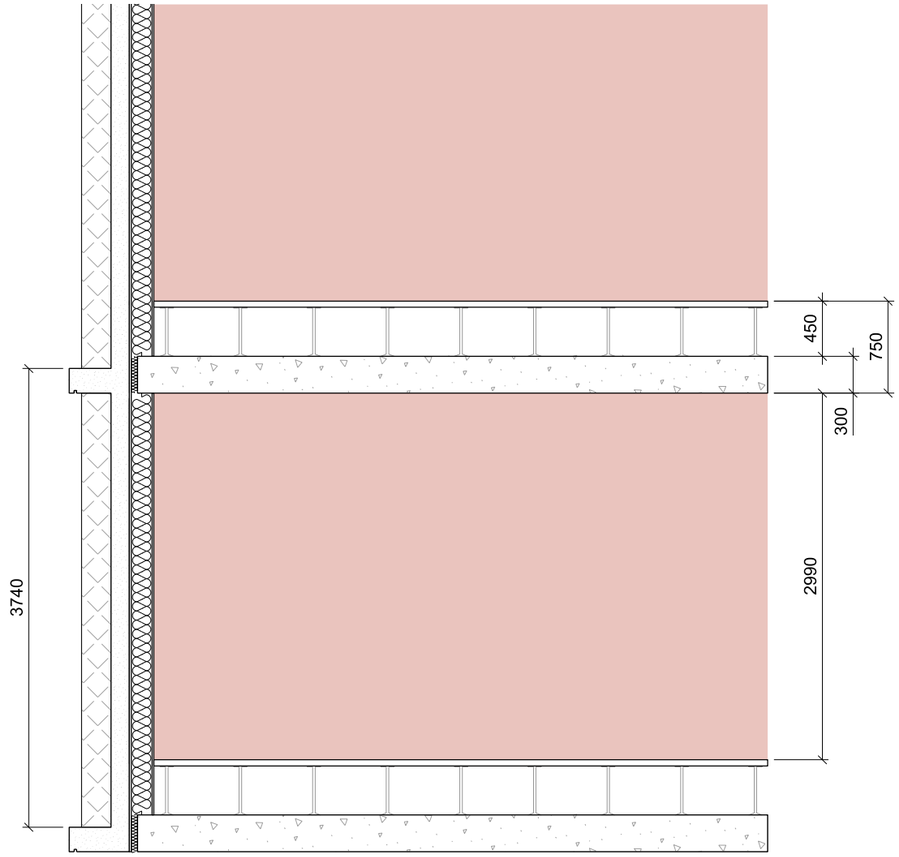


Section through base facade

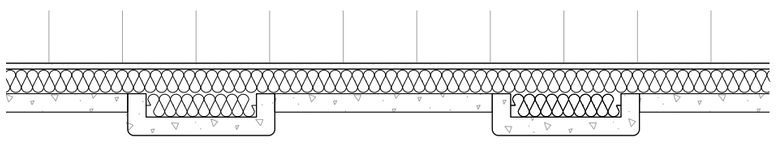
5.23.1 The entrance is defined by slimmer double height piers in a honed red terrazzo. The finer curtain walling is set back from the edge of the building, inviting both office users and members of the public within its grounds.



Elevation Study



Section through core facade



Core facade plan detail

5.24.1 The north facade, where the core sits against the external face, continues the pier rhythm around the building.

5.24.2 Instead of windows, the facade is closed with smooth pigmented concrete to match the window spandrels and string course. The continuous layer of insulation will positively contribute to the thermal performance of the building.

1. Acid-Etched Pre-cast concrete
Dark red/sandstone colour



2. Polished/honed precast concrete with visible aggregates
Dark red/purple wine colour



3. Acid-Etched Pre-cast concrete cast with a diamond texture
Dark red/sandstone colour



4. Anodised aluminium window frames. Dark red/purple wine colour



5. Anodised aluminium panels and louvres
Dark red/purple wine colour





Material Palette

5.25
FACADE MATERIAL PALETTE

5.25.1 New Victoria's proposed material palette of juxtaposed textures in dark red tones recall the sandstone used on Saint Anne's cathedral and other prominent neighbouring buildings to the site.

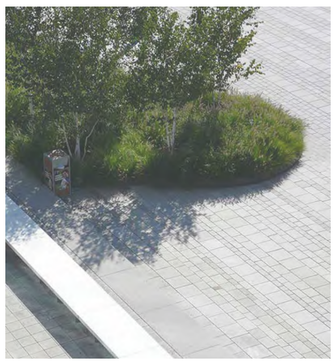
5.25.2 The facade's deep and heavy masonry jacket is defined by dark red concrete. The depth and solidity is achieved by creating a hierarchy between the different architectural elements of the facade emphasised using different surface textures which catch the light and cast shadows in different ways throughout the day.

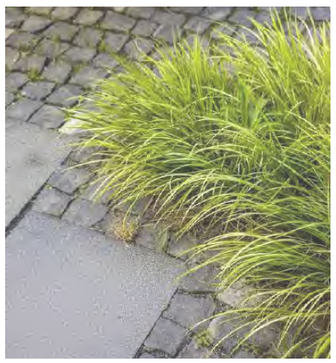
5.25.3 The lighter filigree metal facade inserted within the masonry jacket is defined by regular rhythmic openings, defining the entrance at the base of the building and the perimeter of the extensive terraces at the top. As a secondary layer behind the fins, zones of solid anodised metal panels and void makes clear what is front of house and back of house of the building rooftop.

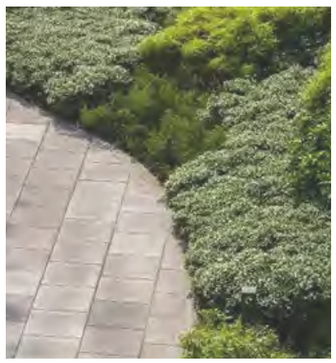
5.25.4 Dark red anodised aluminium louvres conceal the mechanical plant on floor and on the roof.

5.26
PROPOSED PUBLIC REALM













5.26.1 Refer to Layer.Studio's Stage 03 drawing package for more information.

5.26.2 The proposed scheme establishes a public realm that is designed for better pedestrian safety and improved streetscape.

5.26.3 As set out at the start of this chapter, how the proposed building engages with the public realm has been a key driver to the redesign of the ground floor façade and the surrounding streetscape.

5.26.4 The surrounding public realm forms part of larger pedestrian route of hard landscape and interconnected soft landscaped areas.

5.26.5 The colonnade aims to draw the public in, creating a generous space for shelter and rest, whilst also maintaining the cycle route to the rear of the building. The surface materials will stitch into the surrounding pavements allowing a seamless transition between the spaces, with level access.

5.26.6 Forming part of the eventual s.278 highways works, the existing bus stop is proposed to be moved up further along Corporation Street. This provides the opportunity for a large hard landscaped public space in front of the main entrance and adds to the ribbon of public spaces up and down Corporation Street. This pavement is also widened along the southeast elevation, improving the pedestrian route.

5.26.7 There will be an externally located DNO substation located to the North west of the site. This will be maintained through the use of the access road to the carpark. The enclosure will be made of dark red brick, in keeping with the material palette of the main building, with two sets of double doors on the longer north elevation, both accessible at level access from the road. Please refer to the substation planning drawings for more details.









5.27
LANDSCAPING AND PLANTING

5.27.1 The proposed scheme at New Victoria adds greenery to Corporation street to contribute to local character and biodiversity of the City.

5.27.2 Whilst there are a number of green spaces near to the site, such as the Cathedral gardens and Angel meadows, the existing site and surrounding public realm do not offer any soft landscape and tree planting.

5.27.3 Street trees are proposed to the east of the entrance along Corporation Street. The trees would have a slim canopy to avoid its branches growing into the building or getting in the way of traffic. Street trees also act as wind mitigation measures as stated within ARUP's original report.

5.27.4 At street level, planters are proposed to the west of the entrance which helps to navigate the pedestrian routes from Long Millgate street and also address the level change along the south west facade. Planters and trees are also proposed to the side of the building along the car park access road.

5.27.5 There are three terrace levels at the top of the scheme, all of which are planted and accessible to office users, but are designed to offer different levels of privacy and uses. The Level 10 terrace wraps around the office space and offers group seating areas, all flexible, moveable planters and furniture. The L11 terrace is scattered with in built planters that create a buffer between the hard surface and the open facade, softening the outdoor space. The level 12 terrace has a flexible central zone that can be used for different types of events. Please refer to Chapter 6 Landlord Areas for more terrace details.

5.28
ROOF TERRACES OVERVIEW



1 Level 10 terrace



2 Level 11 terrace



3 Level 12 terrace



Roofscape highlighting stepping green terraces, offering amenity space and enhanced biodiversity

5.28.1 Human interaction with nature has benefits including improving mental health, productivity, and creativity, all of which are key in urban office environment. This innate attraction to nature played a key part in the layout of this design. The landscape will provide views of greenery both from within and from outside of the development.

5.28.2 Layer Studio Landscape Architects worked closely with Piercy & Co to create an immersive landscape experience on level 10, 11 & 12.

5.28.3 There are three terrace levels at the top of the scheme, all of which are planted and are accessible by office users, but are designed to offer different levels of privacy and uses, these are as follows:

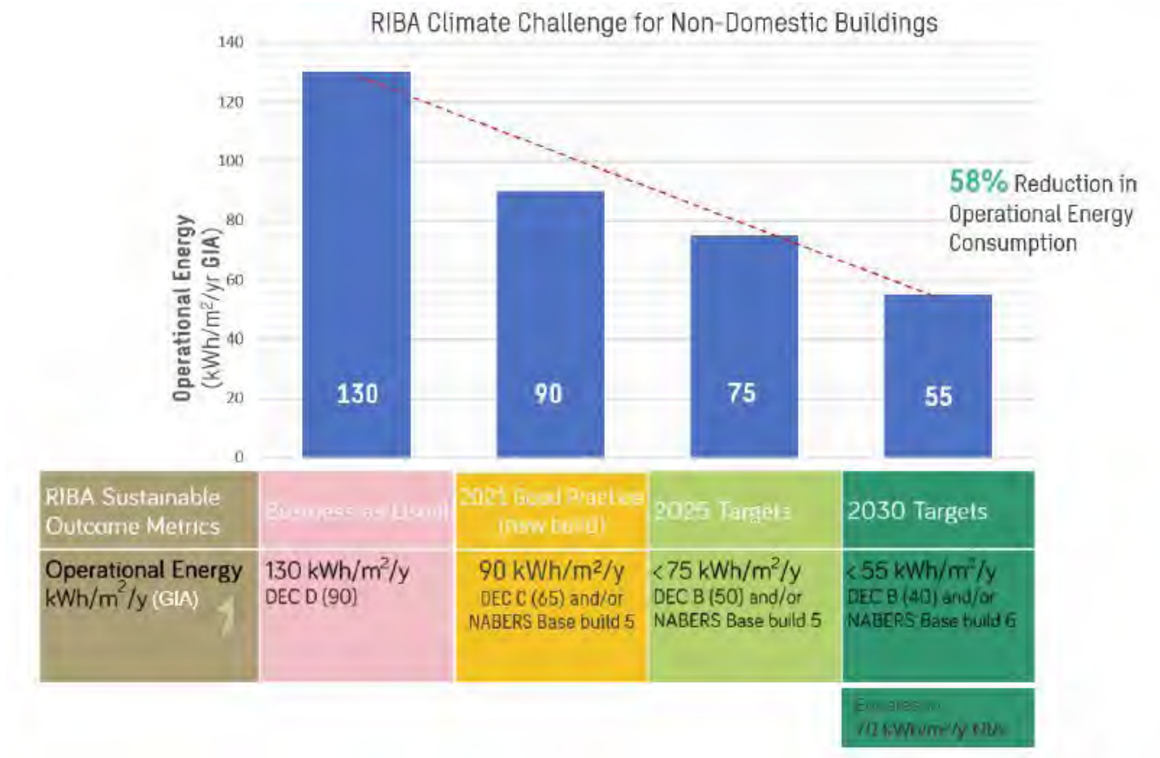
5.28.4 1. The level 10 terrace wraps around the office space and offers group seating areas, separated by planters with the open facade creating framed views across Manchester.

5.28.5 2. The L11 terrace is edged with planters that create a buffer between the hard surface and the open facade, softening the outdoor space whilst also minimising overlooking of the L10 terrace. There is seating built into planters that are arranged to give more privacy than the other terrace levels. Nearer to the core the over sailing level 12 terrace creates a canopy for the ancillary flexible office space.

5.28.6 3. The level 12 terrace has an open flexible space that can be used for different types of events. Perimeter seating and planters also creates a buffer and limits overlooking with the terraces below.

6.0
TECHNICAL CONSIDERATIONS

6.1
BREEAM 69
6.2
ENERGY STRATEGY 70
6.3
VENTILATION STRATEGY 71
6.4
WATER STRATEGY 72
6.5
ECOLOGY & ENVIRONMENT 73
6.6
TRANSPORT STRATEGY 74
6.7
BICYCLE STORAGE & FACILITIES 75
6.8
SERVICING STRATEGY 76
6.9
REFUSE STORE 77
6.10
SECURITY STRATEGY 78
6.11
FIRE STRATEGY 79
6.12
FIRE STRATEGY 80
6.13
ACOUSTIC STRATEGY 81
6.14
FACADE CLEANING STRATEGY 82
6.15
FACADE CLEANING STRATEGY 83
6.16
FACADE CLEANING STRATEGY 84



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6.0.1 Sustainability, particularly in relation to energy use and passive design, has been a key driver for the New Victoria proposed scheme. Refer to Sweco's 'Energy and Environmental Standards Statement' document for full details.

6.0.2 BREEAM 'Outstanding' is set as a target for the office. Benchmarking against additional criteria, such as the RIBA Climate Challenge, has provided additional ways of weighing up and evidencing the schemes sustainable performance.

6.0.3 Through the design process, the embodied carbon analysis will be undertaken by Sweco, including:

- Embodied carbon assessment of the proposed scheme with review of opportunities for potential changes.
- Assessment of operational in use carbon, factoring in elements such as future tenants lighting and power.

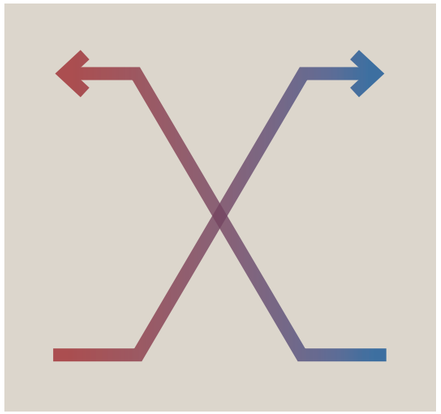
6.0.4 Detailed dynamic simulation modelling of the proposed office building will be undertaken with the intent to progressively refine the assessment throughout design and construction stages.

6.0.5 Environmental targets adopted:

- 40% reduction in water consumption against BREEAM 2018 baseline (200717 summary note).
- Minimum 35% regulated use improvement on Building Regulations Part L 2013.
- Net positive ecological value on-site via landscaping and potential tree planting.



Passive: Low U-Value, High Quality Materials



Low Energy: Efficiency, Heat Recovery, Metering



Renewables: Photovoltaic Panels

ELEMENT	PERFORMANCE
External Walls	0.20 W/m2.K
Roof and Terraces	0.12 W/m2.K
Exposed Floors	0.12 W/m2.K
Curtain Wall	1.40 W/m2.K
Glazing (general)	1.40 W/m2.K (including frames & openings)

Table 1: Stage 03 Facade Parameters

6.2.1 Refer to Sweco 'Energy and Environmental Standards Statement' document for full details.

6.2.2 The proposal aspires to achieve at least 35% improvement compared to a new notional building modelled against Building Regulations L2A 2013.

6.2.3 The energy strategy is based upon the following principles:

- Passive and low energy design measures,
- Incorporation of suitable low and zero carbon (renewable) technologies.

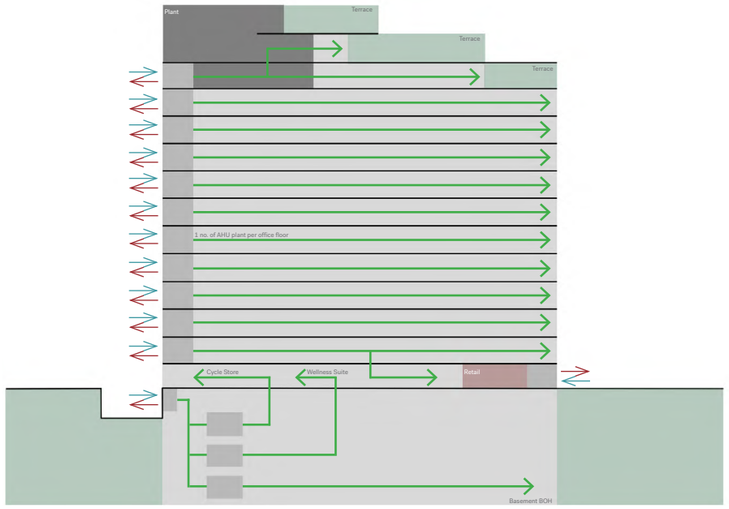
6.2.4 The following passive and low energy design measures will be incorporated into the proposed development:

- High performance glazing
- Improved building fabric with low air leakage rate
- Variable speed fans and pumps,
- Heat recovery
- Low energy lighting, with automatic lighting control and occupancy sensors

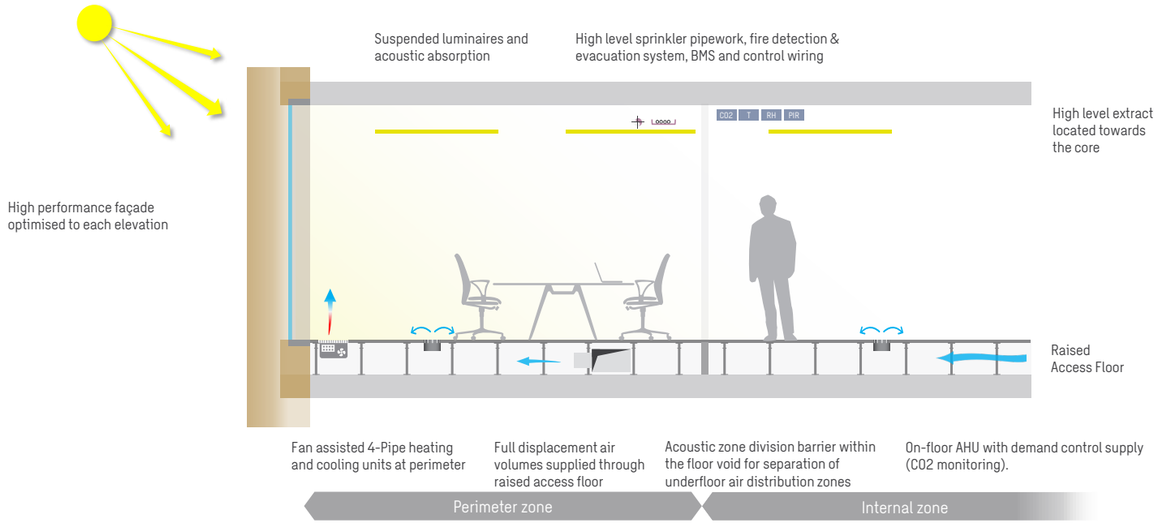
6.2.5 Potential for incorporating low and zero carbon (renewable) technologies has been reviewed. Photovoltaic panels were considered suitable for a selected area of unshaded roof space available allowing c. 21.7m2 of PV panel area.

6.2.6 The scheme will incorporate metering of electrical energy, water and heating/cooling to facilitate future occupier usage monitoring and targeting.

6.2.7 The heating systems will use electricity to remove fossil fuel burning, and all refrigerant will be of low global warming potential.



Sweco's ventilation strategy sectional diagram



Sweco's ventilation strategy sectional diagram

6.3
VENTILATION STRATEGY

6.3.1 Refer to Sweco's 'Ventilation Strategy' documents for full details.

6.3.2 The office air handling units (AHUs) serving the category 'A' office spaces between level 0M and level 11 will be located locally, on floor within a plant room, with louvres along the façade of the plant room. The AHUs will be double stacked types with high efficiency thermal wheel for heat recovery.

6.3.3 On-floor supply air and extract air ductwork will be distributed across the floor plate to each office floor's CAT 'A' connections for tenant fit-out.

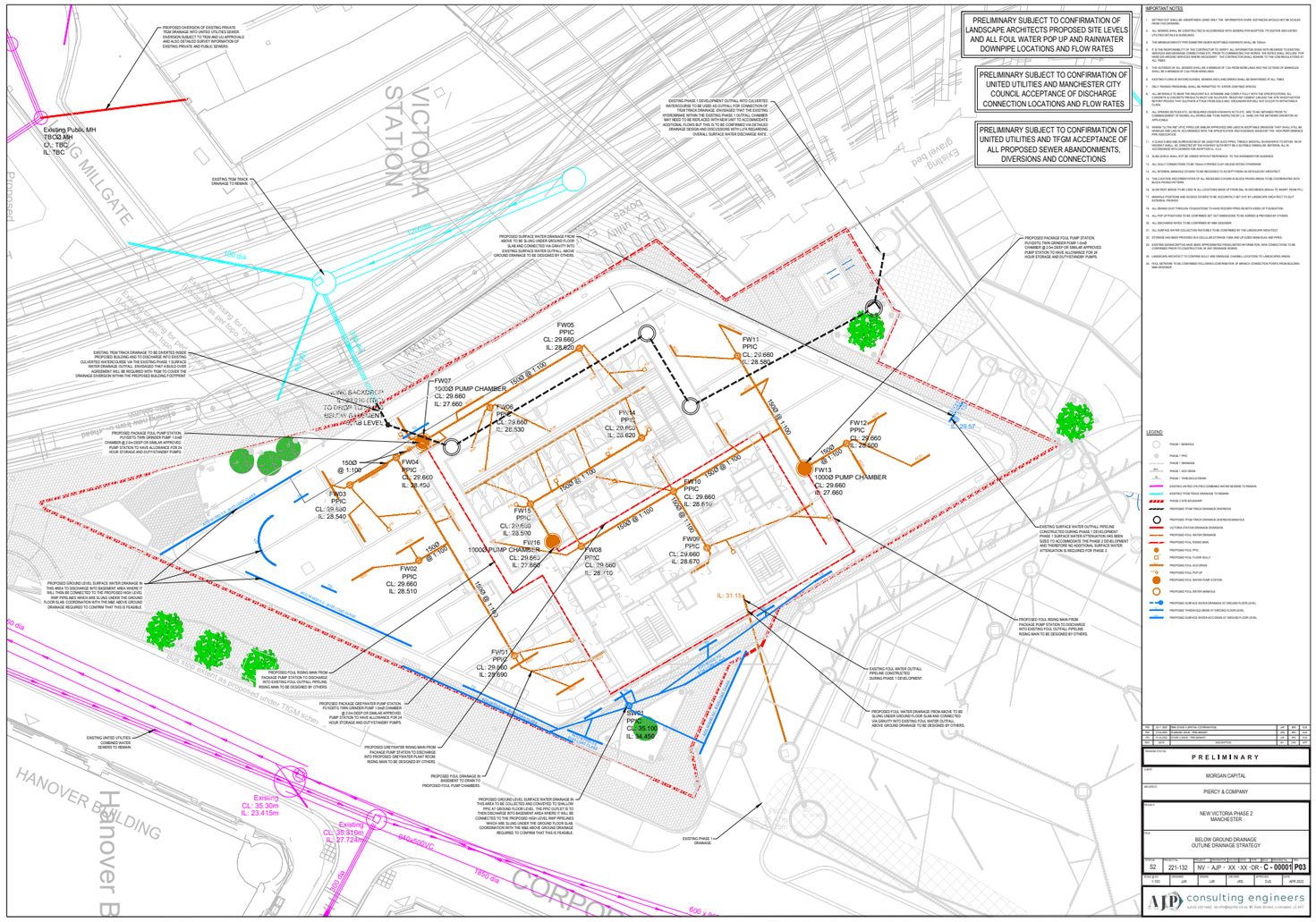
6.3.4 The outside air provision to the office floors from the office AHUs will exceed the minimum requirements in Approved Document Part F of the Building Regulations.

6.3.5 The commercial toilets across the office floors from level 0M to L11 will be served by soffit mounted heat recovery units (HRU) located within the ceiling void of the toilet areas. The units will be complete with facilities for heat recovery and filtration. Each HRU will connect to local high level louvres integrated into the facade adjacent to the WCs. The outside air intake and exhaust air locations will be adequately separated to mitigate short circuiting.

6.3.6 The retail area at ground floor will be designed as a shell and core, allowing for flexibility in the future tenant fit-out. Space provision will be made for the retail tenant to install mechanical ventilation heat recovery unit(s) within the tenant's demise, to provide outside air ventilation to the space. Outside air intake and exhaust air louvres integrated along the facade of the ground level of the retail areas will be provided to enable the tenant to connect their ventilation system air handling plant to the louvres

6.3.7 Ventilation of back of house (BOH), cycle stores at ground and plant areas within the basements will be served by a double stacked type AHU with high efficiency thermal wheel for heat recovery.

6.3.8 Attenuation and acoustic measures will be provided in accordance with the advice and requirements set out in the acoustic consultant's acoustic report and assessment.



AJP - Outline Drainage strategy Drawing



Grey Water Harvesting



Rain Water Harvesting

6.4
WATER STRATEGY

6.4.1 Refer to AJP's 'Drainage Strategy Report' documents for full details.

6.4.2 The site is located within Flood Zone 1 and is less than 0.5ha in area, therefore no Flood Risk Assessment is required to support the planning application.

6.4.3 The Phase 1 drainage networks which are currently under construction have made an allowance for the proposed Phase 2 works (New Victoria Office) with the Phase 1 cellular attenuation tank and vortex flow control device suitably sized to accommodate an unrestricted discharge from the Phase 2 surface water drainage. Therefore, it is envisaged that no additional attenuation or flow controls are required within the New Victoria Office development.

6.4.4 As part of the overall 'New Victoria' planning application the LLFA have agreed that the proposed discharge rates can hold an average betterment of 50%, with the 2 year discharge rate having around a 30% betterment and the 30 year and 100 year +20% climate change discharge rates having around a 60% betterment. Therefore, it is proposed to maintain the 50% average betterment on the proposed surface water discharge rates and as such this will not change due to the Phase 2 New Victoria Office Development. The discharge rates indicate that the overall average betterment is proposed to be 52%.

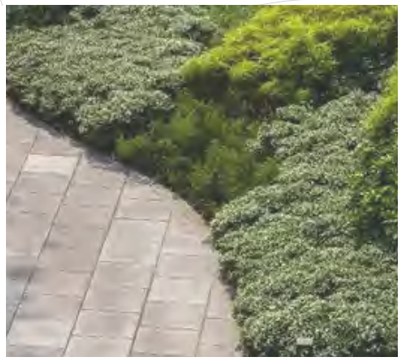
6.4.5 Possibility of infiltration has been ruled out, see report for details. As such, it is envisaged that the proposed surface water drainage from the Phase 2 New Victoria Office Development will discharge into the culverted watercourse via the Phase 1 New Victoria: residential development surface water drainage network.

6.4.6 Rainwater and greywater harvesting will be incorporated within the proposed development, with rainwater and greywater harvesting tanks and plant rooms incorporated within the proposed basement area. These SuDS features will be incorporated where possible across the proposed development, with the rainwater/ greywater harvesting being used to flush toilets and irrigation.





Logs and Sand



Native Species



Slim Canopy Tree (Native species)

6.5
ECOLOGY & ENVIRONMENT

6.5.1 Refer to 'BREEAM Ecology Credit Report' document by Rachel Hacking Ecology for full details.

6.5.2 In accordance with NPPF (Section 15 specifically) and the Manchester Local plan, Rachel Hacking Ecology have carried out a detailed survey into the existing and proposed conditions of New Victoria office.

6.5.3 The baseline ecological survey identified the site as being of low ecological value with no notable and/or protected species or habitats.

6.5.4 Ecological enhancement recommendations have been made to improve the ecological value of the site, including:

- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
- Bird boxes and/or bat boxes should be erected on the new buildings where possible.
- Trees planting of native species where practically possible.

6.5.5 The proposals will meet the recommendations through the inclusion of several features:

- The provision of a living roof across the L12 terrace. Allowance for future inclusion of log and sandy piles can provide additional habitats to insects, including bees, as well as foraging grounds for birds and bats,
- Suitable areas designated for bird / bat boxes.
- The inclusion of planters on L00, L10, L11, L12 and potential for planting new street trees will add further wildlife friendly habitat.



6.6.1 Refer to the 'Transport Assessment' and 'Travel Plan' documents by SCP for full details.

6.6.2 New Victoria Office is centrally located and is in acceptable walking distances to the city centre, nearby local amenities and residential areas.

6.6.3 The site benefits from high levels of accessibility by sustainable modes and has a large range of local amenities within close proximity. Access to the site on foot and by cycle is of a good standard and there are multiple bus adjacent along corporation street and Metrolink tram/ Victoria station south west of the site and within close proximity providing access to a range of local destinations.

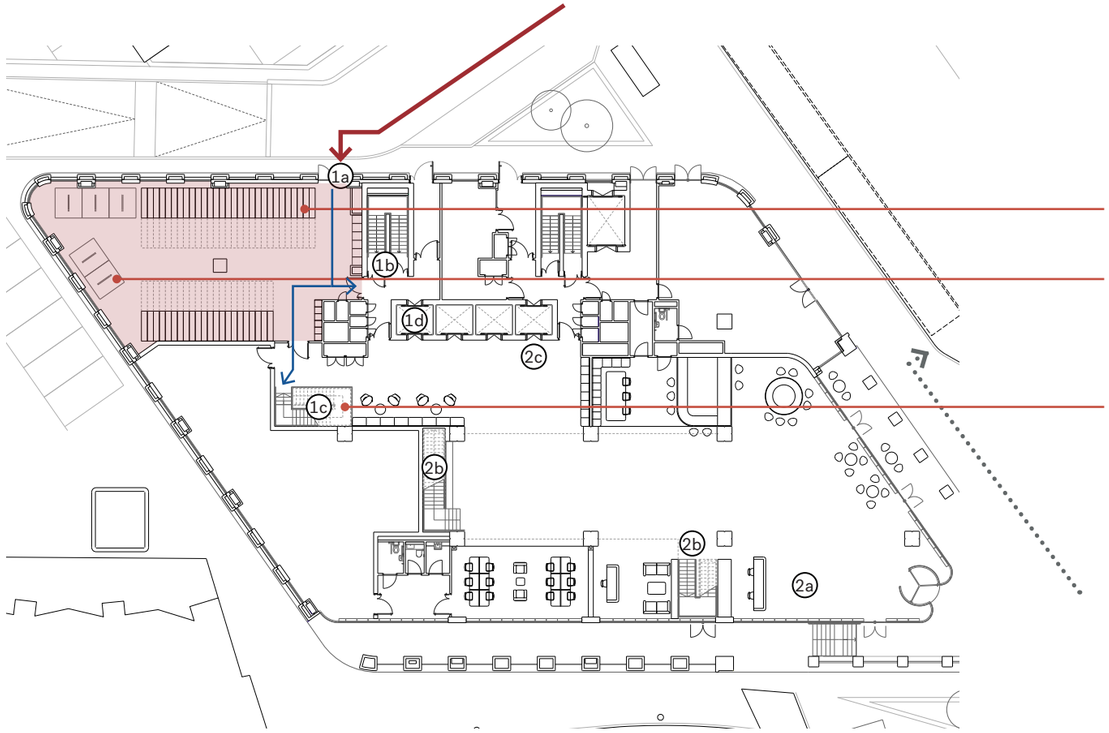
6.6.4 In accordance with the Greater Manchester Transport Strategy 2040 and Manchester's Core Strategy 2012 to 2027, the proposed scheme supports sustainable travel, whereby walking, cycling and the use of public transport are encouraged via:

- The provision of a dedicated cycle entrance with direct access to bicycle storage, showers and changing facilities that connect back to the main core and offices.
- A comprehensive redesign of the public realm outside New Victoria will create a pedestrian focused streetscape, widening pavements - especially at the main entrance as the bus stop is proposed to be moved up the road. Subject to a section 278 agreement.
- The development will be car free.

6.6.5 New Victoria Office proposal also strives to create a universally accessible site with a several considered design decisions:

- Fully accessible level entrances at grade. For both primary, secondary and back of house entrances.
- The use of shared surface paving outside the building and dropped kerbs for cycle routes to the south west of the site.

6.7
BICYCLE STORAGE & FACILITIES



Ground Floor Plan - L00

Double stacked
Cycle storage

Adaptable and horizontal
access cycle stands

Secondary route connects
Cycle store to the mezzanine
level and the basement
changing rooms and showers.



Double Stacked Bike Storage

KEY:

① Cycle store Entrance (a)
and associated core stairs (b) and associated feature stairs (c)and passenger lifts (d)

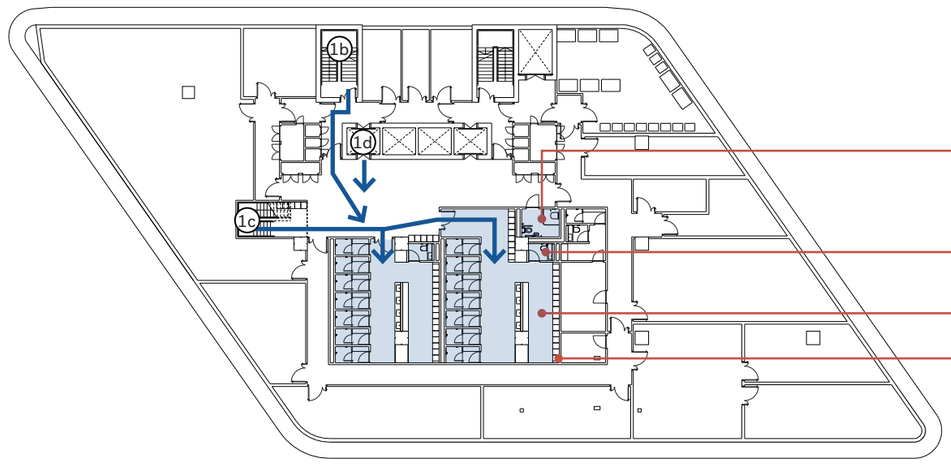
② Main Entrance & Reception (a)
and associated stairs (b) and passenger lifts (c)

Office user bike access route

Office user bike access route to shower / changing

Cycle Storage

Showers / Changing



Accessible WC & shower

1no. superloo per
changing room

Male / female showers
and changing rooms

Lockers

Basement Plan - LB1



Showers / Changing Facilities

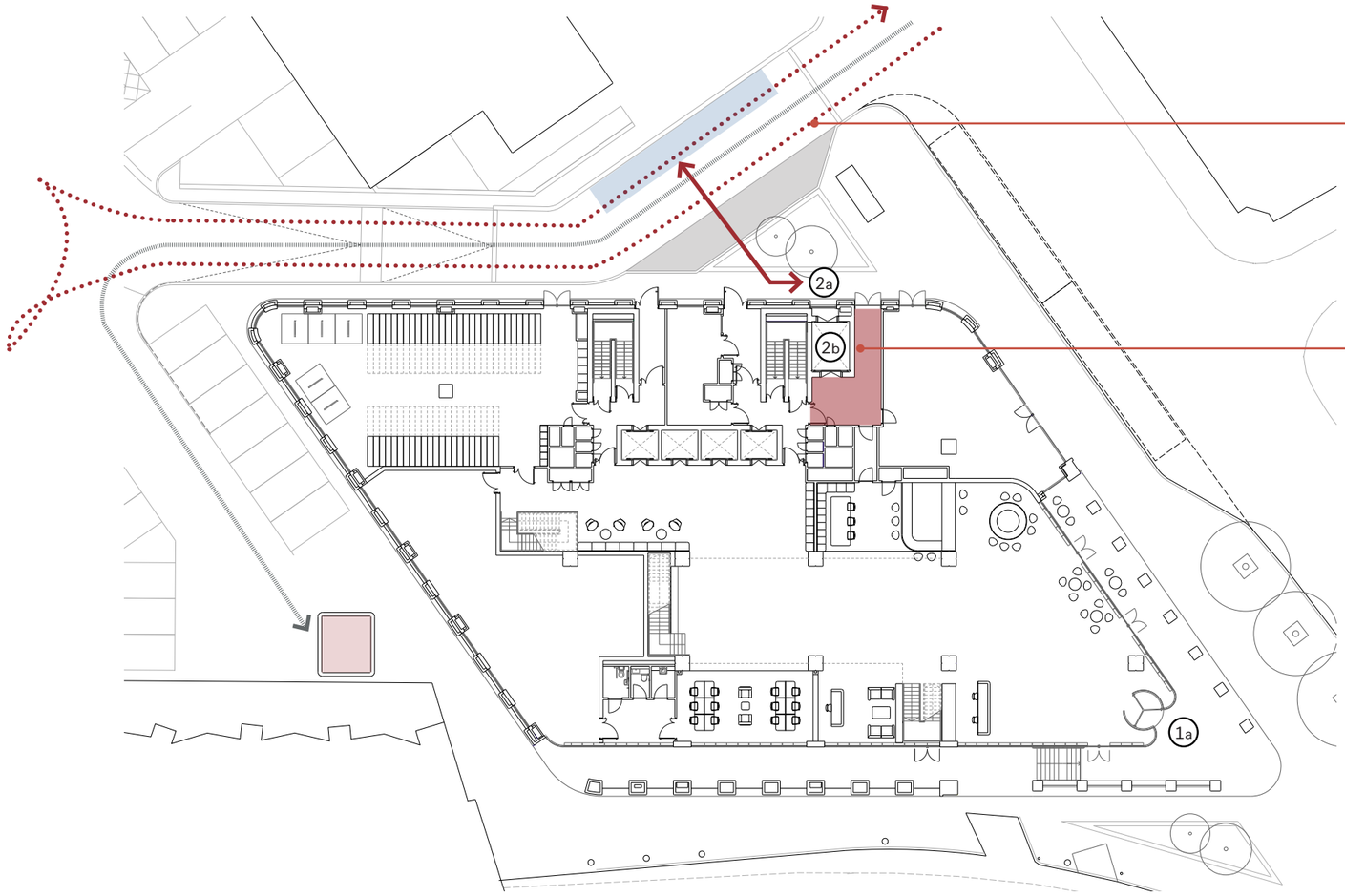
6.7.1 Refer to the 'Transport Assessment' and 'Travel Plan' documents by SCP for full details on cycle requirements.

6.7.2 Manchester City Councils cycle parking standard sets out minimum cycle parking for new developments (1 space per 200 sq. m GIA). The proposal meets these requirements for both office and retail provision.

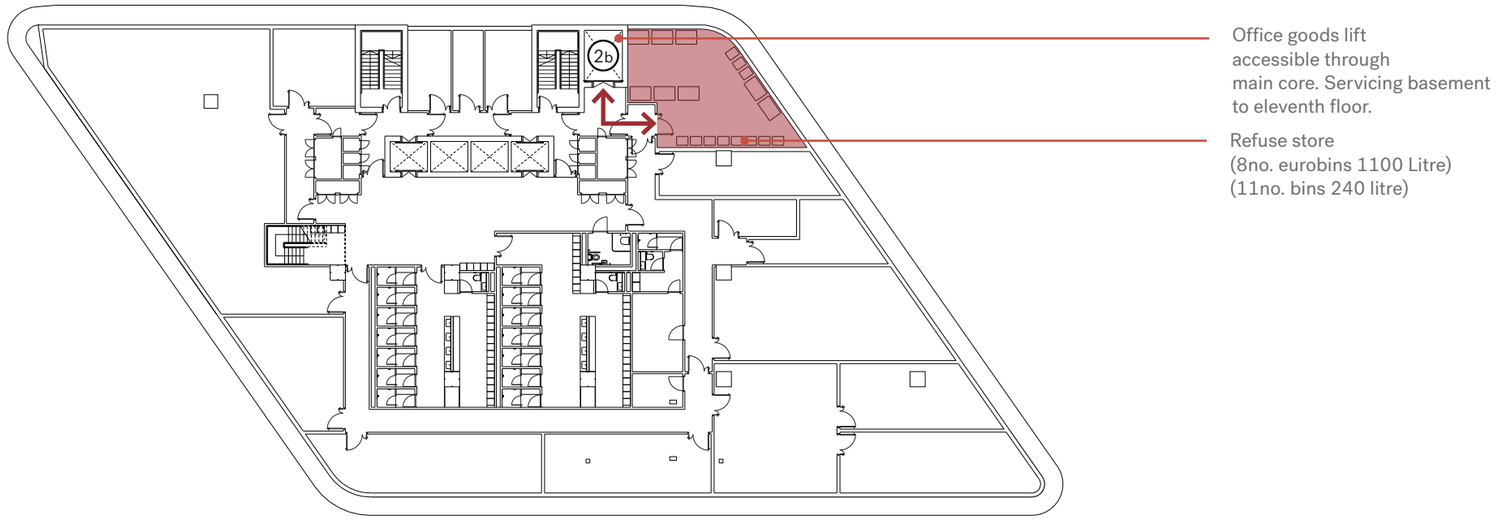
6.7.3 The proposal includes a large cycle store, locker room, showering and changing facilities at ground and basement level. These will be accessed via the dedicated bike entrance off the access road, with associated lift and stair.

6.7.4 Office provision allows for 112 long stay cycle spaces at ground floor. There are two different types of parking spaces, double stacked jostas and sheffield stands for larger adaptable bicycles (10 spaces).

6.7.5 BREEAM compliant changing rooms and showers will be provided at basement level, with clear access from the cycle store at ground floor.



Ground Floor Plan - L00



Basement Plan - LB1

6.8
SERVICING STRATEGY

KEY:

1 Main Entrance & Reception (a)

2 Goods / Waste Entrance (a)
and associated goods lift (b)

Main servicing route

Refuse Vehicle servicing

Occasional servicing route

Goods BOH

Loading Bay

DNO Substation

Refuse vehicle/
collection point

6.8.1 Refer to 'Waste Management Plan' documents by SCP for full details.

6.8.2 The office will have a 24hr management team, which will be responsible for managing the waste and recycling strategy on-site. The proposed strategy has been designed on the volume of waste calculated and on the basis of the amount of weekly collection days.

6.8.3 Deliveries to / servicing of the building will take place via the loading bay to the North East of the proposed scheme. The goods entrance is located adjacent to the loading bay and connects directly to the basement level.

6.8.4 Deliveries can at first call be made via the goods entrance.

6.8.5 Office refuse will be stored at basement level and transported via the goods lift to a collection point next to the loading bay.

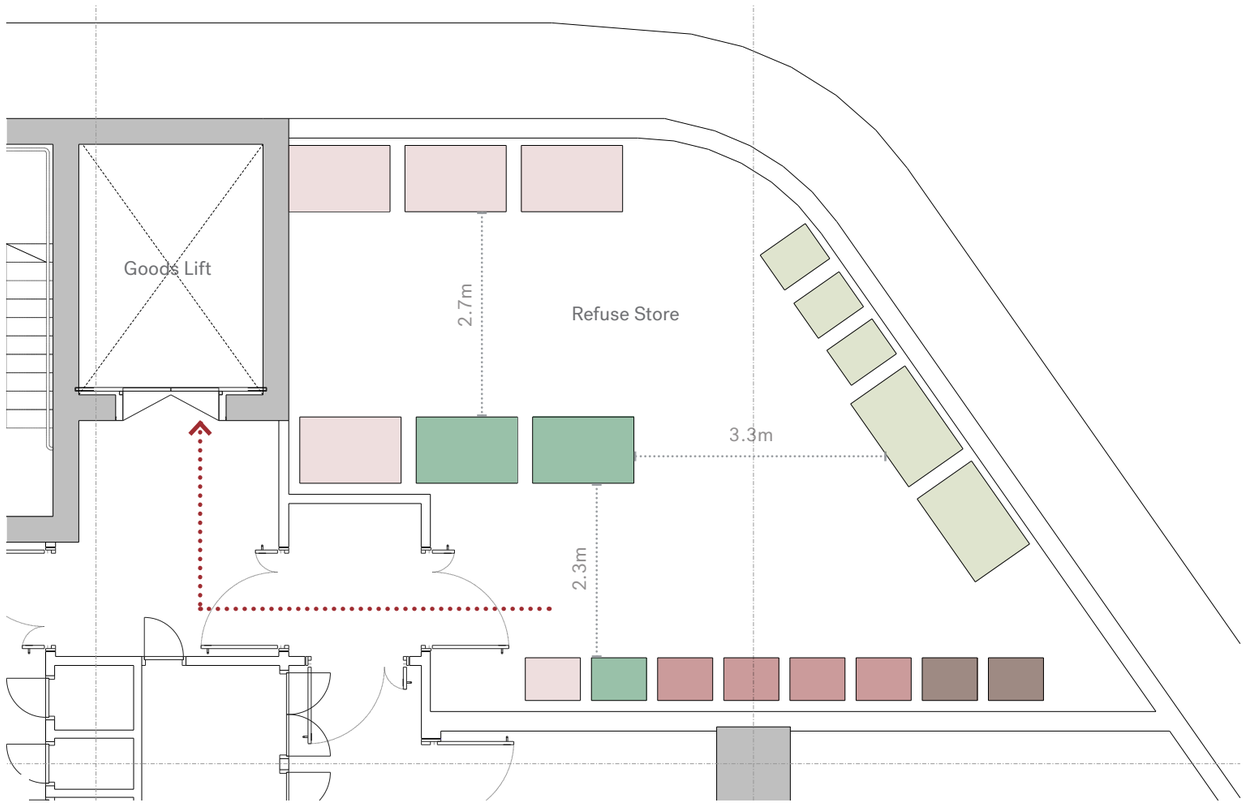
6.8.6 The retail/bar/restaurant unit will share the office's refuse store.

6.8.7 The refuse vehicle will enter the access road off corporation street, turn around in the car park area and return back up the access road in a forward gear, parking opposite the loading bay ready for collection of bins

6.8.8 Occasional servicing will be needed to the DNO substation or rear facade areas, which can be reached via the access route.

6.8.9 Access to the basement level is facilitated via one goods lift. Plant replacement is done via goods lift. Plant elements will be broken down into smaller components for plant replacement.

Basement Plan - LB1



Restaurant / Cafe total max area = 96m²

Assuming 60% will be seating area= 96m² x 60% = 57m²

Each person requires 1.5m² = 57/1.5 = 38 seated people
38/20 = 1.9

1500L per 20 people therefore = 1.9 x 1500L = 2,850 litres per week is required

= 570 litres per day

Table 1 : Weekly Cafe/ Restaurant waste calculation

Office total area = c.12,855m²

1 occupant per 10m² generates 50 L = (12,855/10= 1,286) x 50 = 64,300 litres per week
= 12,860 litres per day

Table 2 : Weekly Office waste calculation

	General Waste		Pulpable Recycling		Mixed Recycling		Industrial Waste		Food Waste	
	Office	Cafe	Office	Cafe	Office	Cafe	Office	Cafe	Office	Cafe
Waste Volume per day	3858 (30%)	171 (30%)	2572 (50%)	114(20%)	1672 (13%)	171 (30%)	257 (2%)	0 (0%)	643 (5%)	114 (20%)
1,100 L Eurobin	4	0	2	0	2	0	0	0	0	0
240 L Eurobin	0	1	2	1	0	1	2	0	3	1
Total		5		5		3		2		4
GRAND TOTAL										19 Bins

Table 3 : Office waste rates and container requirements

6.9
REFUSE STORE

6.8.10 The waste forecasts for the office space have been derived from BS 5906:2005 (Waste Management in Buildings - Code of Practice) and is also informed by other surveys of similar sized developments.

6.8.11 This bases weekly waste generation on an estimation of 1 occupant per 10m² NIA and 50 litres of waste generated per occupant. Applying this to the total proposed office floor space equates to the calculation of weekly/ daily waste described in table 2.

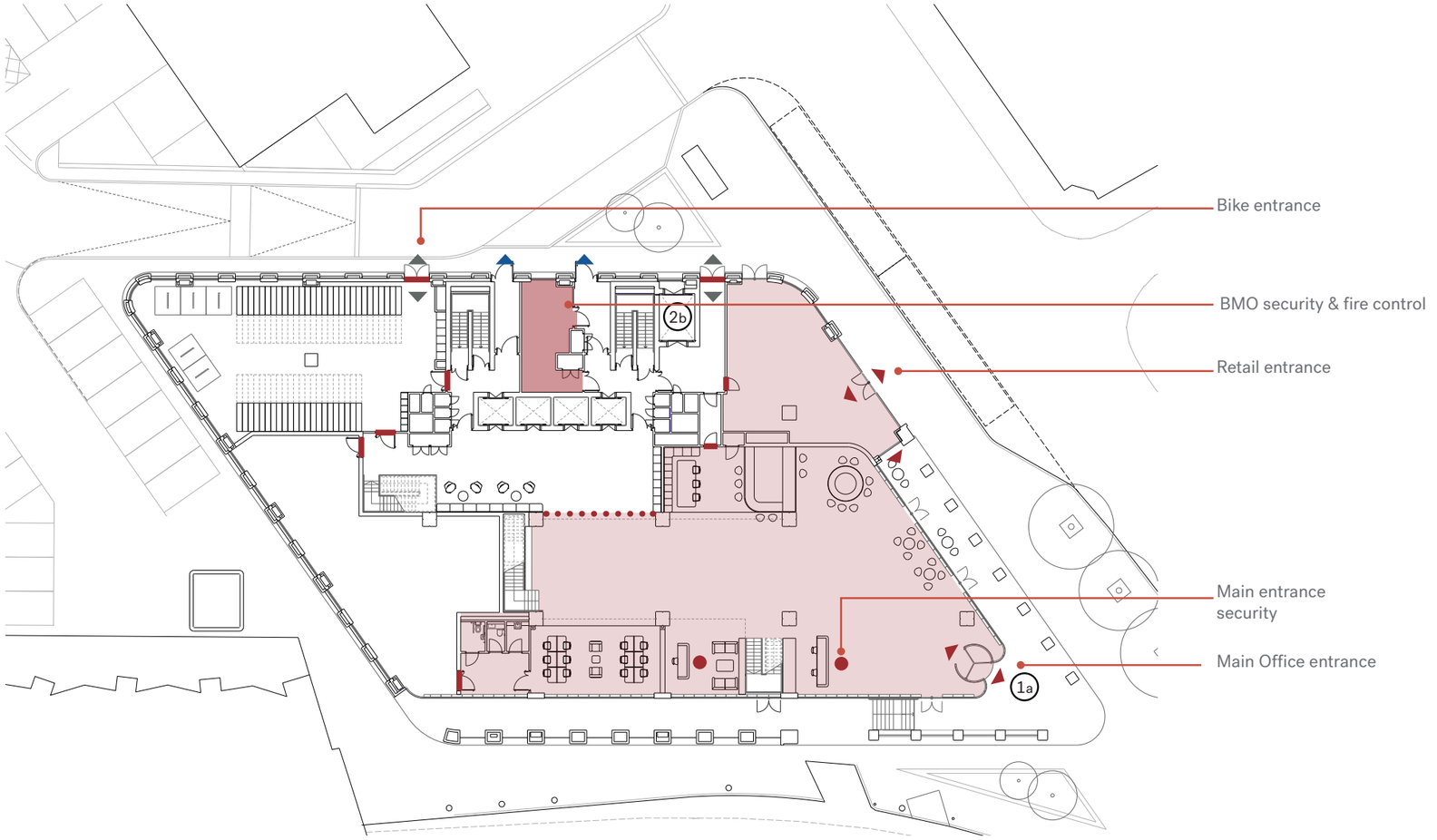
6.8.12 Waste stream proportions vary according to land use. The data on expected office and commercial waste streams is derived from a variety of sources, including WRAP studies of waste.

6.8.13 The recycling proportions and associated waste generation for the office use and commercial space are set out in Table 3.

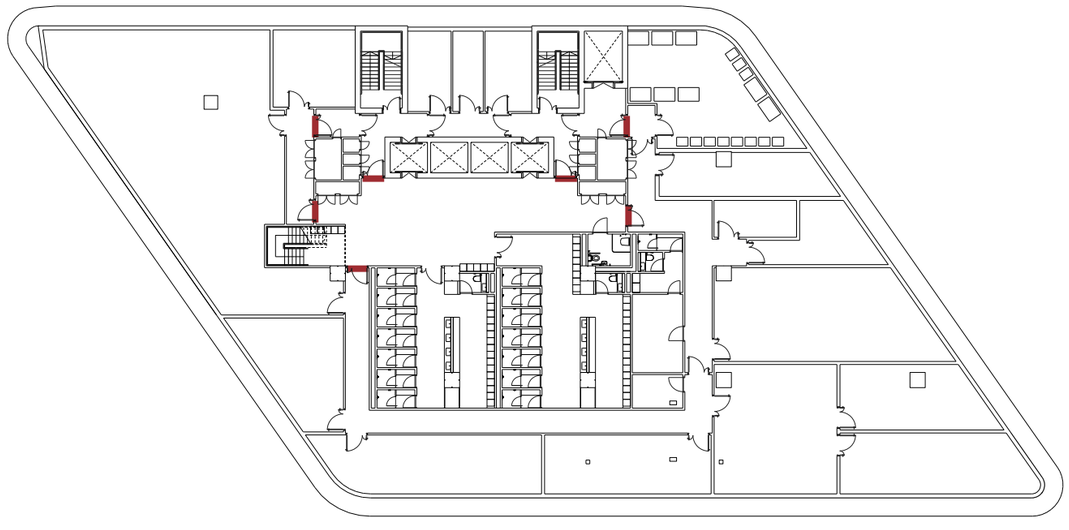
6.8.14 It is expected that each waste stream generated by the office use will be collected via a private collection regime x5 times per week. With the office uses collection frequency outlined, the subsequent refuse container provision is described in table 3.

6.8.15 A locked waste and recycling storage area shared by the retail unit and the office is located on the north eastern edge of the building in the basement. Collections will be made via the goods lift and the loading bay at designated times.

6.8.16 There is a total of 19 bins: 8no. 1,100L Eurobins and 11no. 240L Eurobins.



Ground Floor Plan - L00



Basement Plan - LB1

6.10 SECURITY STRATEGY

KEY:

- ① Main Entrance & Reception (a)
- ② Goods / Waste Entrance (a) and associated goods lift (b)
- Public Entrance / Exit
- Private Entrance / Exit
- Fire Exit Only
- Manned Security Desk
- Fob Access Door
- Fob Access
- Security BOH
- Public Areas

6.10.1 There will be a building management team on site, alongside a 24hour security presence.

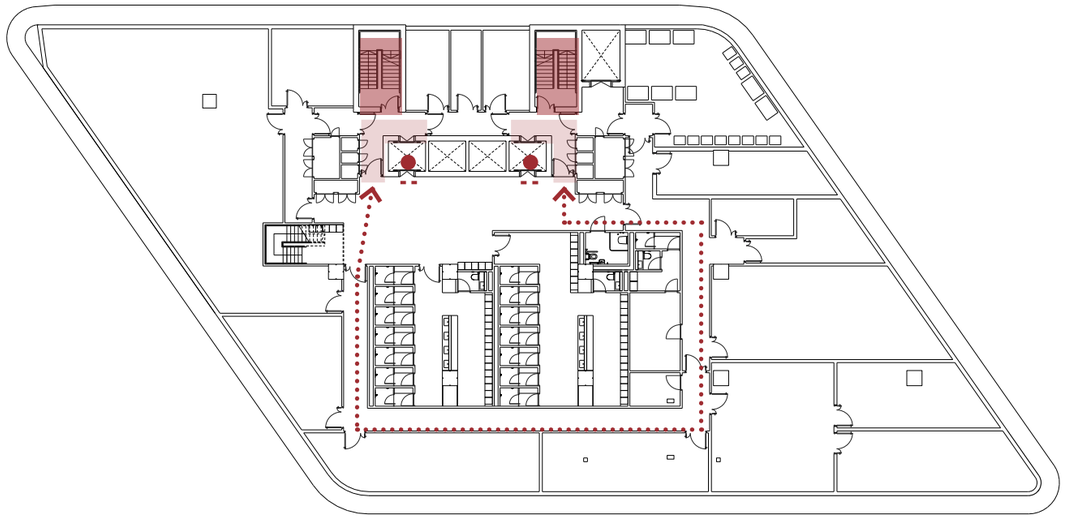
6.10.2 24hour CCTV will cover the whole of the building perimeter / terraces, alongside key internal areas. Location of CCTV will be confirmed during Stage 04.

6.10.3 There is one manned reception, controlling the dedicated office, and goods/bike access points.

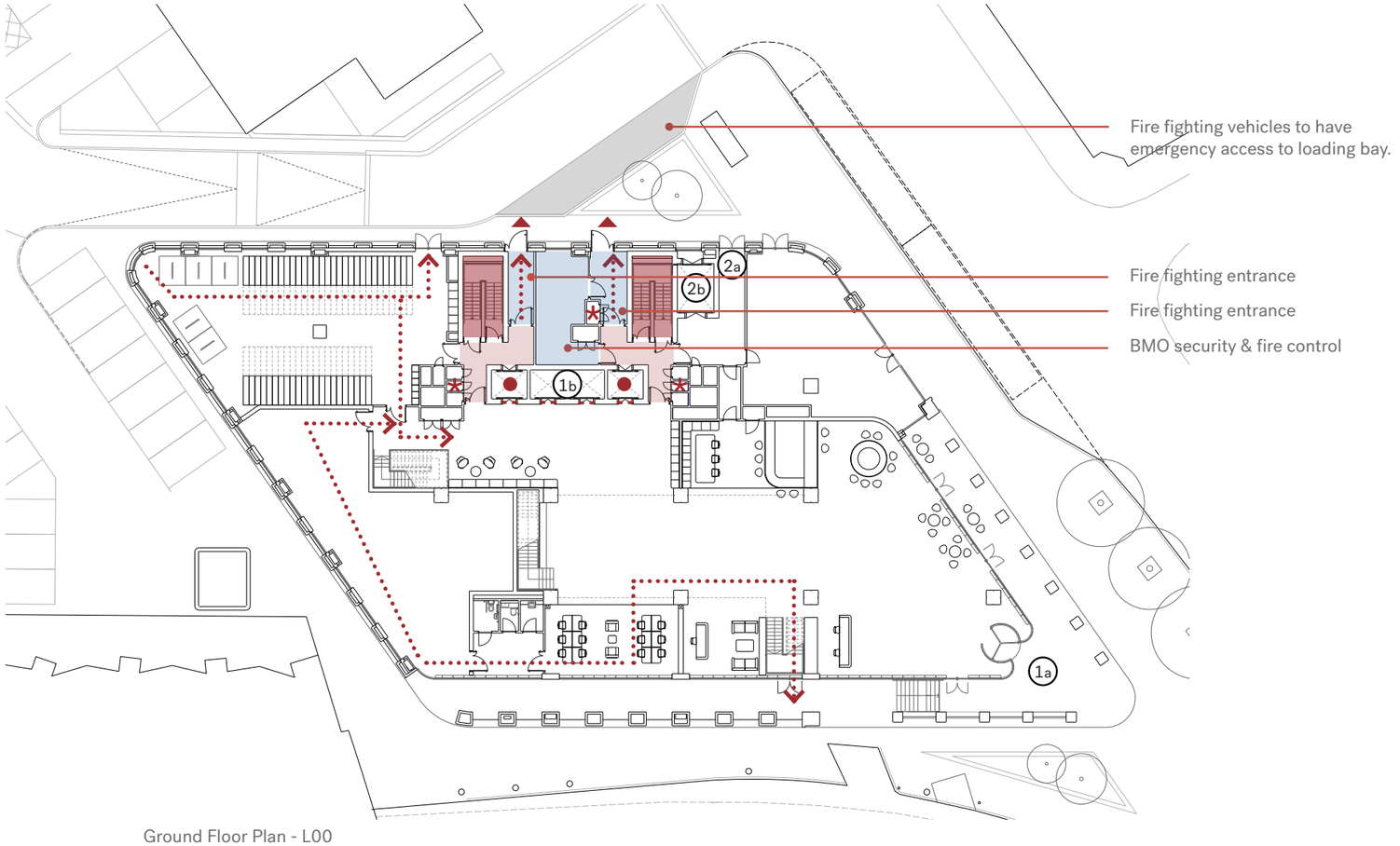
6.10.4 Entrances past reception (via core, lifts or stairs) with be managed by systems such as controlled fob access.

6.10.5 The security strategy of the building will include 24hour CCTV cover of the terrace. The number of people on the terrace at any given time will be restricted by the fire strategy, and hours of use will be Monday to Saturday 8:00 to 23:00.

6.11
FIRE STRATEGY



Basement Plan - LB1



Ground Floor Plan - L00

KEY:

- ① Main Entrance & Reception (a) and associated passenger lifts (b)
- ② Goods Entrance (a) and associated goods lift (b)
- Final Exit
- Sprinkler / Dry Riser Inlet
- Fire fighting lift
- Smoke Curtain
- Escape Route
- Protected Stair
- Fire fighting Shaft
- Fire fighting Entrance and Control Room
- Fire Vehicle Access

6.11.1 Principle guidance documents adopted for the scheme are BS 9999 (2017) and associated British Standards. Refer to 'Fire Statement' document by Sweco for full details.

6.11.2 Building users will predominantly be office staff (awake and familiar with the building).

6.11.3 Overall building height is 48.8m from GF to top occupied floor. Sprinklers are required throughout the building based on the top floor height being above 30m. The building will be provided with two fire-fighting shafts.

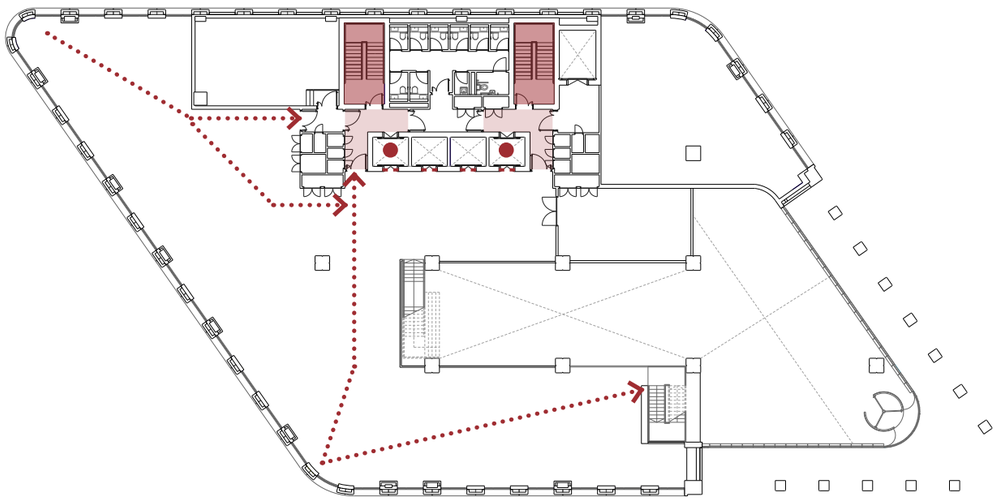
6.11.4 Basement smoke ventilation is required at basement level as floor area is more than 200m2. This will be provided mechanically. A sprinkler system will support the smoke ventilation.

6.11.5 Travel distances will comply with maximum values provided in Table 12 of BS 9999. Doors required to be open during normal use are to be fitted with automatic release mechanism for emergency closure.

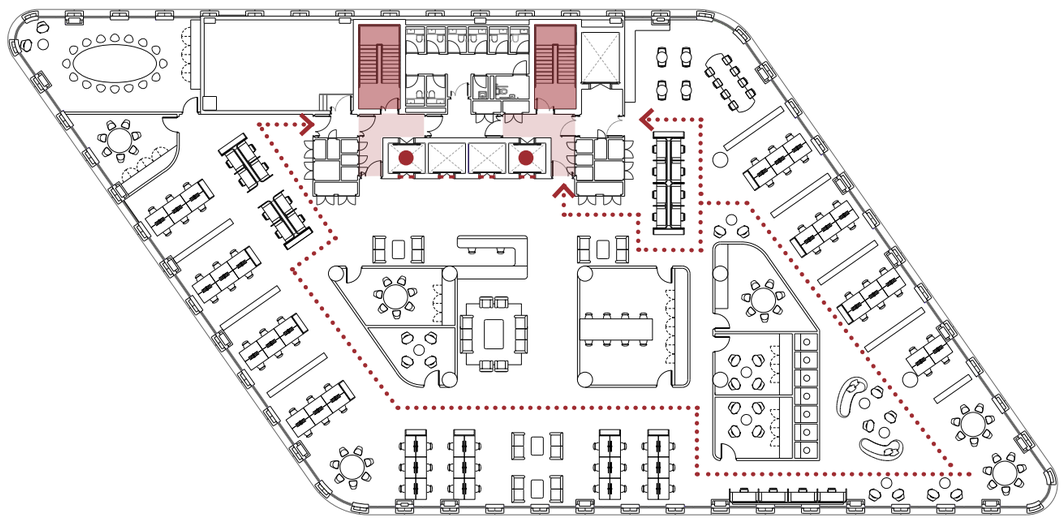
6.11.6 Evacuation of occupants in wheelchairs is addressed by provision of refuges with emergency voice communication (EVC) points at each level within the protected fire fighting lobbies.

6.11.7 All floors are to be compartment floors given the top floor height is over 30m.

6.12
FIRE STRATEGY



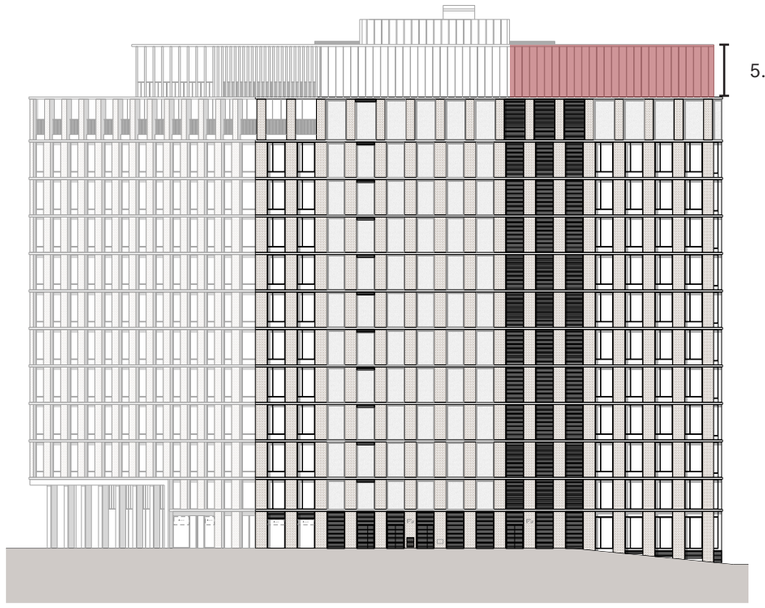
Mezzanine Floor Plan - L0M



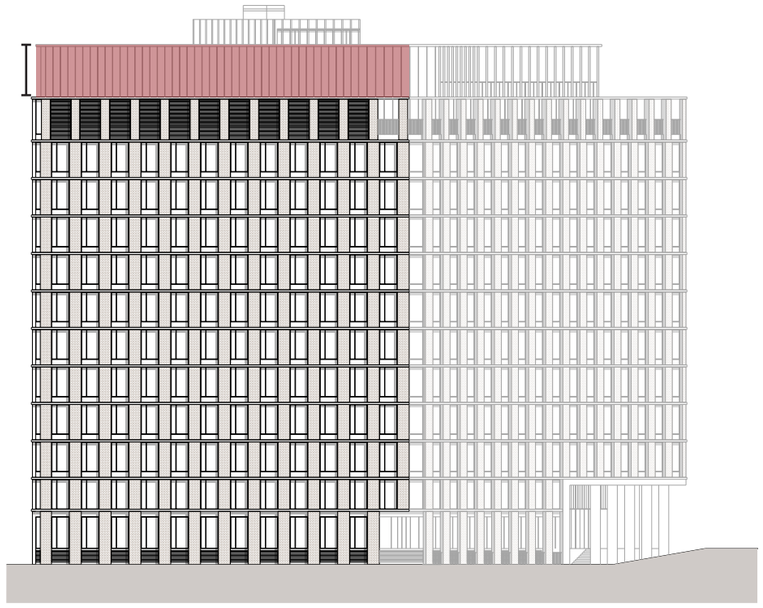
Typical Floor Plan - L02

KEY:

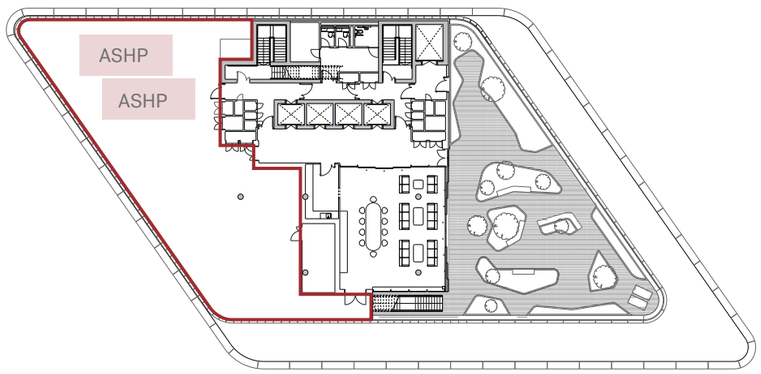
1. Main Entrance & Reception (a) and associated passenger lifts (b)
2. Goods Entrance (a) and associated goods lift (b)
- Final Exit
- Sprinkler / Dry Riser Inlet
- Fire fighting lift
- Smoke Curtain
- Escape Route
- Protected Stair
- Fire fighting Shaft
- Fire fighting Entrance and Control Room
- Fire Vehicle Access



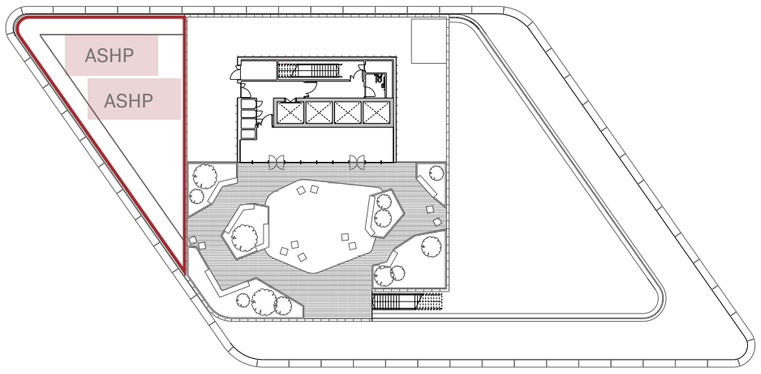
North East Facade



North West Facade



Eleventh Floor - L11



Twelfth Floor - L12

6.13
ACOUSTIC STRATEGY

KEY:

- Acoustic imperforate plant screen (plan)
- Acoustic imperforate plant screen (elevation)
- Rooftop Plant Equipment (ASHP)

6.13.1 Refer to the Sweco "RIBA Stage 2 Acoustic Strategy Report" for full details of the acoustic engineering strategy for the proposed development.

6.13.2 The acoustic design aims for the proposed development are to target best practice acoustic design standards including:

- British Council for Offices "Guide to Specification 2019" standards;

- BS 8233:2014 and BREEAM 2018 internal acoustic design standards; as well as

- local acoustic design standards set out by MCC.

6.13.3 The above design goals will influence the specification of architectural, structural and mechanical elements of the building as the design progresses.

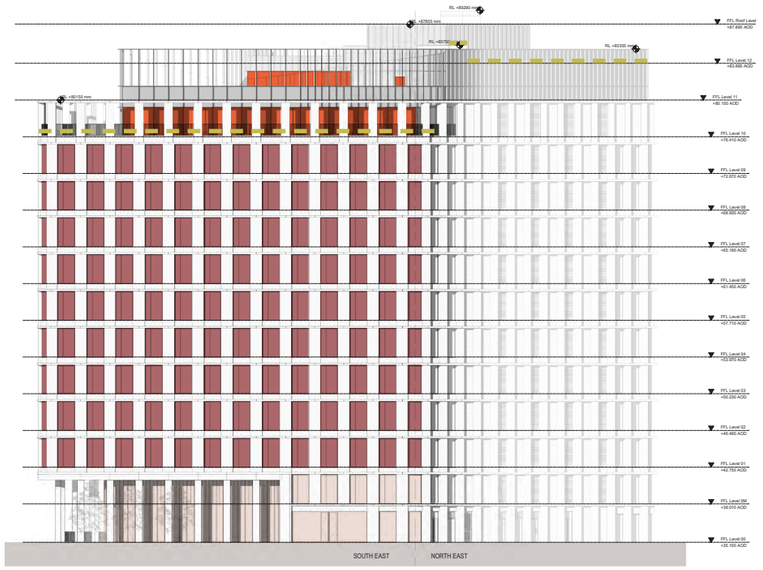
6.13.4 The effects of noise and vibration ingress into the building will be minimised through appropriate design of the facade and structure. In particular, options to attenuate the effects of tram movements on the adjacent Metrolink line are currently under consideration, with these best practice standards in mind.

6.13.5 Building services noise and vibration will be controlled in line with MCC local requirements and BCO standards.

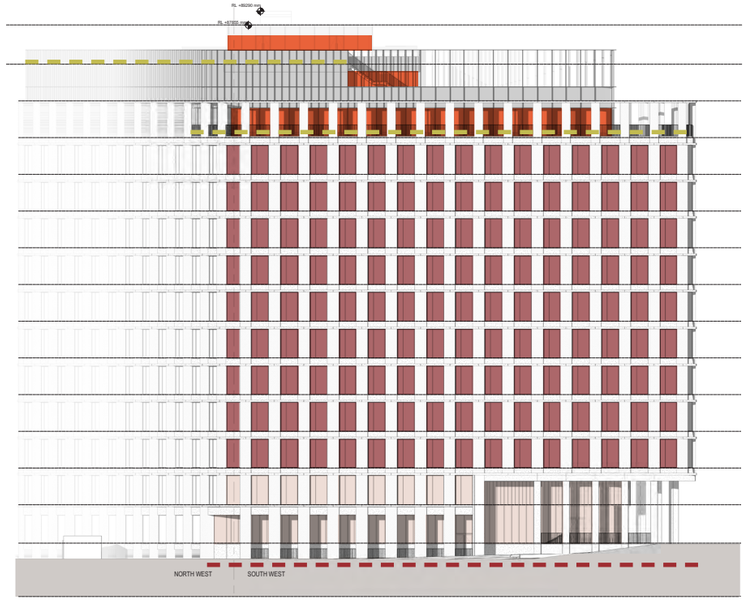
6.13.6 Refer to Sweco's "Planning Report for Acoustics" document for details of how the design of the development will avoid any adverse noise or vibration effects on sensitive receptors in the vicinity.

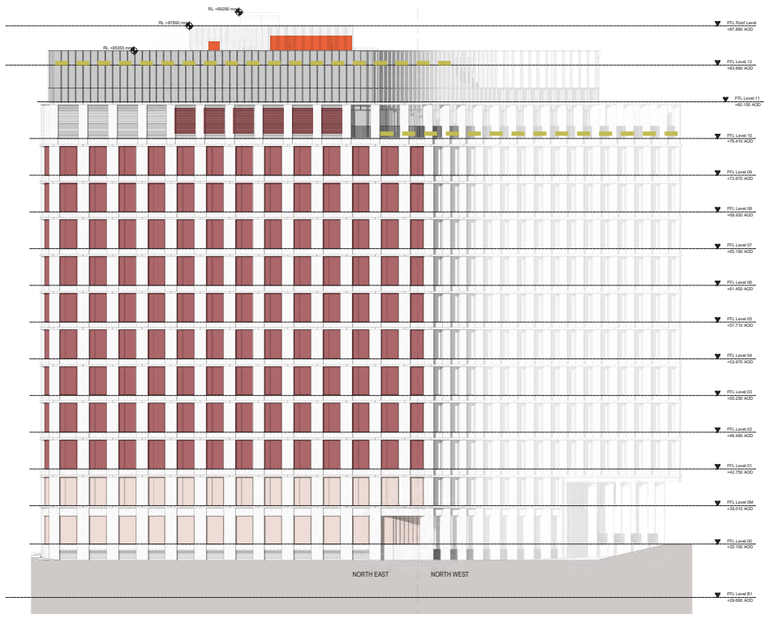
6.13.7 Outdoor building services noise will be minimised through provision of a plant screen and local attenuation measures on primary noise sources (the Air Source Heat Pumps). Subject to the provision of these measures, the proposed development is not expected to result in any adverse effects due to noise or vibration..

Proposed south east elevation

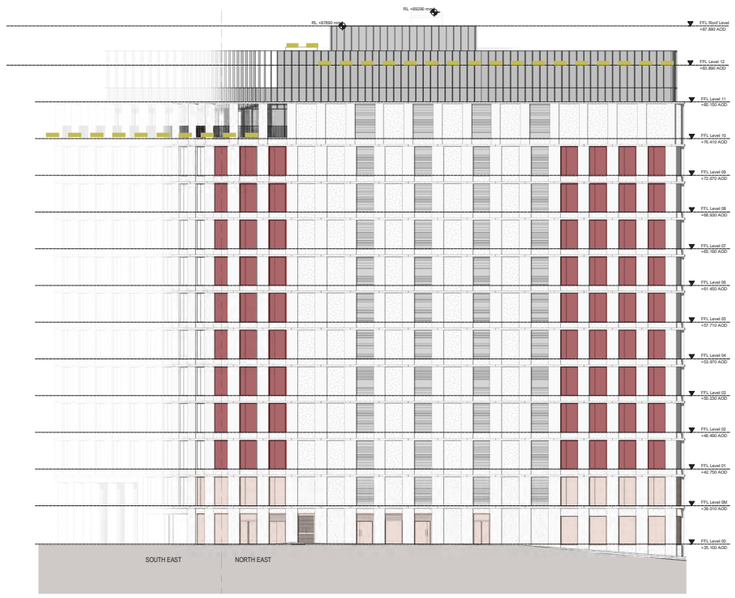


Proposed south west elevation





Proposed north west elevation



Proposed north east elevation

6.14
FACADE CLEANING STRATEGY

KEY

Access Type:

- Demountable Davits with working platform
- Long reach water-fed pole or Aerial work platform
- Localised Cleaning (L10+L11+L12)

Zone:

- Metrolink Hazard Zone
- Davit socket locations

6.14.1 The scheme proposes hardwearing materials requiring minimal maintenance.

6.14.2 Glass interior can be cleaned from the floorplates and replaced via the main goods lift.

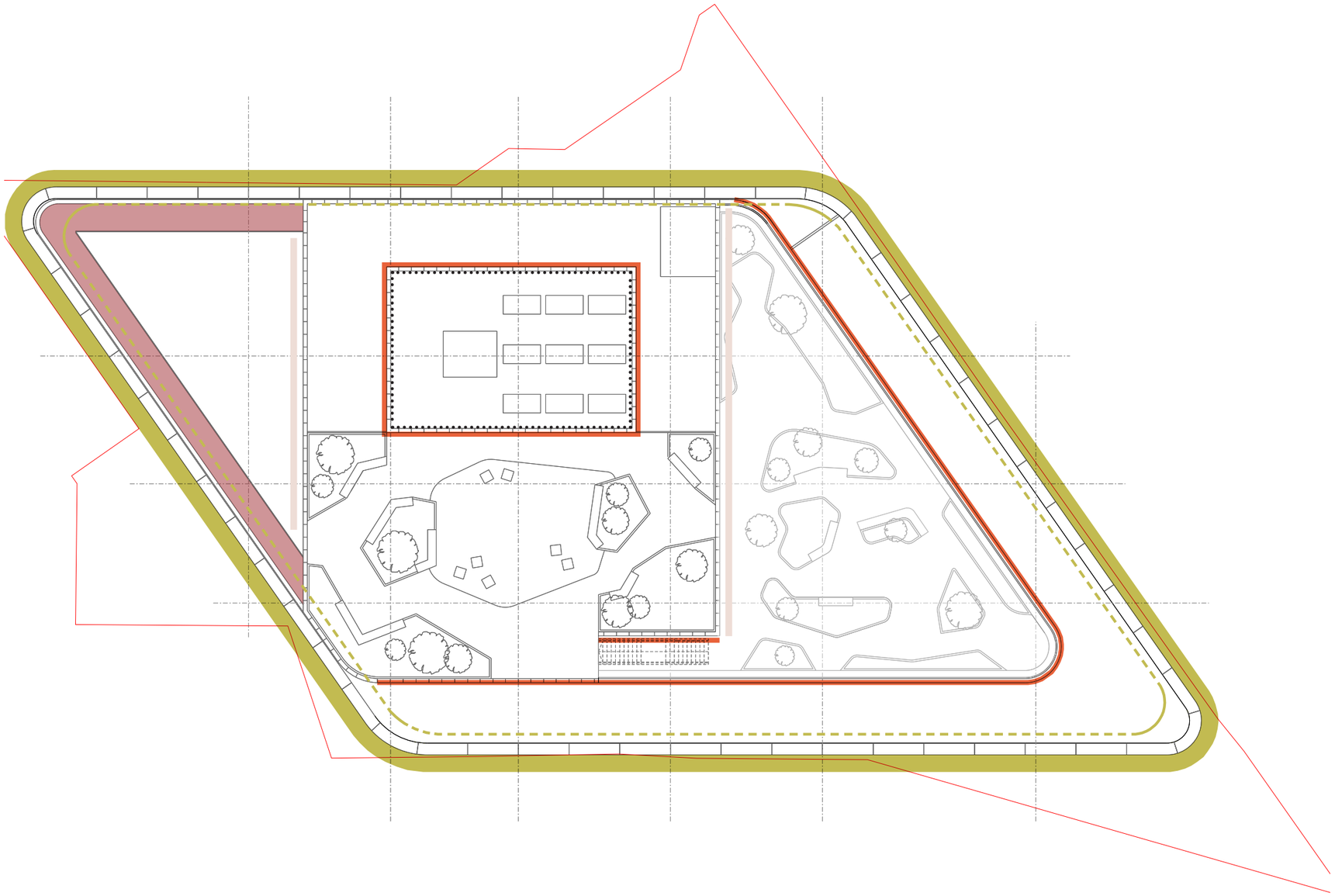
6.14.3 Ground to Mezzanine:

To be pole cleaned where covered by an arcade, otherwise using an aerial work platform. Some access is under different ownership and subject to ongoing access discussions.

6.14.4 First to 12th Floors:

To be cleaned via a self powered working platform and demountable davit arms.

6.15
FACADE CLEANING STRATEGY



KEY

Access Type:

- Metal gantry catwalk to fix Davit plates
- 1m zone where cradle oversails building edge

Zone:

- Metrolink Hazard Zone
- Davit socket locations - needs 1400mm clear
- Clip-on (mansafe style system)
- Long Reach Water-fed Pole
- Localised cleaning

6.15.1 The davit sockets on the level 10 terrace will be concealed beneath the terrace tiling.

6.15.2 On level 12, the davit sockets are fixed to a metal gantry catwalk. Both on level 10 and 12, a 1400mm clear zone is required.

6.15.3 The cradle is stored in the basement. The cradle oversails the building edge by 1m. This has an impact on ground as it oversails the site boundary, see following page.

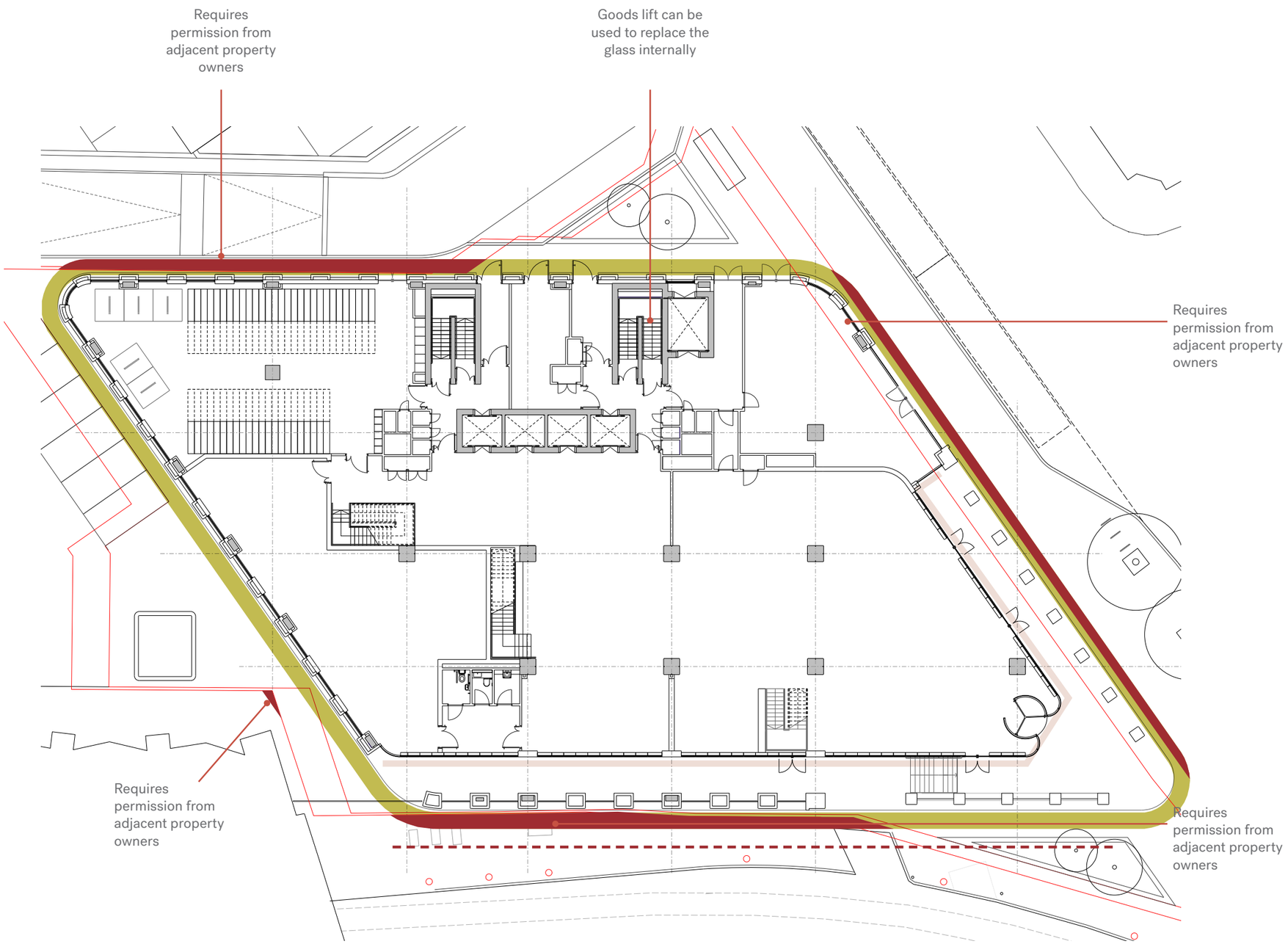
6.15.4 The metro link tram lines run adjacent to the buildings south west facade. Caution is required to maintain minimum distances. Refer to Ramboll's Facade Access & Maintenance Report.

6.15.5 Clip on mansafe style system required on the lift shaft overrun and roof box of level 12. A ladder to access the roof is required to maintain solar panels.

6.15.6 Curtain walling and balustrades can be cleaned locally or with the aid of a long reach water-fed pole.

6.15.7 Davit arm stores can be found at level 10 and 12.

6.16
FACADE CLEANING STRATEGY



KEY

Access Type:

- Cradle zone at ground (1m)
- Zones where cradle oversails site boundary

Zone:

- Metrolink Hazard Zone
- Davit socket locations
- Clip-on (mansafe style system)
- Long Reach Water-fed Pole

6.16.1 The cradle requires a 1m zone around the building which at times oversails the site boundary. Special permission will be required from the adjacent owners.

6.16.2 Special care is required for the south west facade where the Metrolink runs close to the building.

6.16.3 Care is required on the north west facade where the cradle falls near to the substation.

6.16.4 The covered curtain walling can be cleaned locally or with the help of a long reach waterfed pole.

6.16.5 Refer to Ramboll's Facade Access & Maintenance Report.

7.0
ACCESS

7.1 INTRODUCTION 86

7.2 CONSULTATION 87

7.3 BUILDING DESCRIPTION 87

7.4 APPROACHES 87

7.5 CYCLE PARKING 88

7.6 ENTRANCES 88

7.7 RECEPTION COUNTERS 88

7.8 BUILDING ARRANGEMENT 88

7.9 HORIZONTAL CIRCULATION 89

7.10 VERTICAL CIRCULATION 89

7.11 SANITARY FACILITIES 90

7.12 MANAGEMENT AND MAINTENANCE 90

7.13 MEANS OF ESCAPE 90

7.14 OTHER ACCESS FEATURES AND PROVISIONS 91

7.1 INTRODUCTION

7.1.1 This Access Statement explains the access strategy for the development of the New Victoria site with specific regards to provisions relating to disability as set out in the Equality Act 2010 and explains how the development will meet the relevant standards in relation to disability through a combination of design and management strategies.

7.1.2 Provisions from the equality act of 2010 relating to disability

- Extending protection against indirect discrimination to disability,
- Introducing the concept of "discrimination arising from disability" to replace protection under previous legislation lost as a result of a legal judgment,
- Applying the detriment model to victimisation protection (aligning with the approach in employment law),
- Harmonising the thresholds for the duty to make reasonable adjustments for disabled people,
- Extending protection against harassment of employees by third parties to all protected characteristics,
- Making it more difficult for disabled people to be unfairly screened out when applying for jobs, by restricting the circumstances in which employers can ask job applicants questions about disability or health.

7.1.3 In support of the Equality Act 2010, the Access Statement provides an overview of how the proposed design will meet technical aspects of the guidance, in relation to the Approved Document M of the Building Regulations (Volume 2, 2015 and Approved Document K of the Building Regulations (2013)). Where further design details are yet to be progressed, best practice in inclusive design is mainly taken from resources such as BS 8300: 2018 Volumes 1 and 2 (BS 8300). Other resources are used and listed.

7.1.4 Sometimes, although the building may be meeting Part M or BS 8300, further reasonable considerations may have to be made to meet disabled peoples' needs. Some of these include the management practices of the building operator and employees may need to carry out further operations to meet the duties set out by the Act.

7.1.5 The Applicant encourages the principles of inclusive design and will adhere always to best practice including to provide for and improve upon the Building Regulations, British Standards, and Codes of Practice (See References) throughout the design process and in operation of the building.

7.1.6 Since 2015, Part M refers to compliance being met where there is compliance with Part K for some elements: in this access statement, where it is not explained more fully, Part M compliance means also meeting the relevant parts of Part K and vice-versa.

7.1.7 The Applicant is committed to ensuring that the facilities provided will give all building users the opportunity to participate independently whatever their use of the building, and maximize their individual abilities while enjoying safe and, wherever possible, independent participation.

7.1.8 The objectives of the Equality Act 2010 have been incorporated in the proposed design. Inclusive provision has been made to strive towards participation by everyone. These actions may later include some appropriate management practices of the building to meet the needs of the prospective users whether they be visitors or staff.

7.1.9 The Applicant has also considered how the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984).

7.1.10 Beyond the Building Regulations and British Standards there are also a number of other guidance notes and standards, set out in policies that illustrate good practice in terms of meeting the needs of disabled people.

7.1.11 The Greater Manchester combined Authority Places for Everyone (February 2022). This Plan promotes greater inclusion in a wide variety of ways, some of which are set out in this chapter but many of which will be delivered through other parts of the plan.

Such measures include:

- Delivering sustainable places that can meet the needs of all sections of communities, both now and in the future

- Achieving the high quality, inclusive design of places and developments

- Encouraging the efficient reuse of previously-developed land and buildings as part of the coordinated regeneration of urban areas, particularly those with high levels of deprivation

- Significantly increasing the supply of new housing that helps to meet the wide variety of needs at a price people can afford

- Enhancing the supply of employment opportunities at a variety of skill levels to achieve more inclusive growth.

- Supporting improvements in education and research facilities enabling all residents to lead healthier lives in safer places with good access to facilities that support health and well being

- Providing excellent transport networks that help people to access opportunities across Greater Manchester, particularly by walking, cycling and public transport

- Increasing the range and accessibility of cultural, leisure and sporting opportunities

- Improving access for all neighbourhoods to green space and nature

- Supporting greater inclusion through the design and implementation of individual development proposals

7.1.12 Listed below are some documents that have been utilised in writing this Access Statement:

- AD M Approved Document M of the Building Regulations volume 2,(2015) http://www.planningportal.gov.uk/,
- 'Fire Safety Risk Assessment – Means of Escape for Disabled People (Supplementary Guide)' by HM Government,
- http://www.communities.gov.uk/publications/fire/firesafetyassessmentmeans,
- British Standard BS8300:2018 Design of an accessible and inclusive built environment Part 1 External Environment and Part 2 Buildings, British Standards Institute, 2018,
- The Sign Design Guide – A Guide to Inclusive Signage (2004), by P. Barker, J. Fraser; JMU Access Partnership & Sign Design Society,
- The Access Manual, by Anne Sawyer and Keith Bright, Blackwell, 2003,
- Colour, contrast and perception – Design guidance for internal built environments', by Keith Bright, Geoff Cook, John Harris http://old.amdro.org.uk/English/environment/planning/buildingcontrol/Technical%20Guidance/Documents/Colour%20Contrast%20and%20Perception.pdf,
- The Equality Act – Technical Guidance and Codes of Practice (EHRC website),
- The Accessible Office – JMU Access Partnership 2005,
- Inclusive Mobility, DfT, 2002.

7.2 CONSULTATION

7.2.1 Access groups:
The needs of the end users are unknown at this time. There are no known disabled members of staff with access requirements that need to be addressed by the design. This position will be monitored and reviewed as required and should the situation change, the opportunity to incorporate specific requirements for individual users will be taken at the earliest opportunity.

7.2.2 Fire officer or fire safety risk assessor:
A fire strategy has been undertaken by SWECO and is reported upon separately. References to relevant access and inclusion matters in relation to the fire strategy are also touched upon within this Access Statement, however the overarching strategy for fire safety and provisions are made by SWECO and covered within their report.

7.3 BUILDING DESCRIPTION

7.3.1 The following section details the design decisions that have been taken in response to the policies relating to access, which are listed in the previous section.

7.3.2 The development comprises of 12 floors of office accommodation set over one storey of basement, one ground floor reception and one mezzanine amenity.

7.3.3 The site is an currently a site compound, meaning the development will be a new build. This will allow us to design to meet access requirements.

7.3.4 Within the design we have endeavoured to make the building as accessible as possible and have made the following design decisions to allow this.

- The building is arranged such that the primary entrance on the corner of the building, the retail entrance on the north east corner and the cycle entrance on the north facade have level entrances.
- Fully accessible lifts are provided to all levels.
- There are two primary access stairs through the main building core and all are provided with refuges in line with the requirements of AD Part M.
- The upper floors have fully accessible roof terraces.
- Accessible cycle parking is provided along with accessible sanitary facilities in the basement.
- Accessible toilets are provided in all cores.

7.4 APPROACHES

7.4.1 Location:
The site is located between New Victoria Station and Corporation Street.

7.4.2 Public transport access:
There are 5 bus stops within 200m of the site. Manchester are ‘steadily making more and more of their buses as accessible as possible and all comply with the minimum standards required by government regulations.’ The Metro link tram runs along to South-East facade and ‘All Metrolink trams and tram stops are accessible for wheelchair users.’ Victoria Station sits adjacent to the site and provides step free access throughout.

7.4.3 Pedestrian approach: The building is approached along corporation Street. There is level access into the building from the street.

7.4.4 Car parking:
The development is car free.

7.5 CYCLE PARKING

7.5.1 Cycle parking is provided on ground floor and is accessible from the ground floor and the core.

7.5.2 A variety of parking space types will be provided including vertically stacking, horizontal and space for larger adaptable cycle.

7.5.3 Step-free access to primary office core (with lifts and staircase) to the middle of the plan is provided from these facilities.

7.6 ENTRANCES

7.6.1 Main entrance:
The primary entrance to the office is located at the corner of the building on Corporation Street. There is step-free access to the reception space through a revolving door with level threshold. In addition, there is a pass door located immediately adjacent to the revolving door.

7.6.2 Retail entrance:
The retail entrance is located on the north end of Corporation Street and provides entrance for the public to the retail unit. Level access is providing through a double swing door. Power assistance is suggested.

7.6.3 Cycle entrance:
The entrance on the North facade provides level access to the cycle store and access via the core to the showers in the basement. Access is provided by a 1500mm door.

7.7 RECEPTION COUNTERS

7.7.1 Reception counters:
This has not been detailed but there is no reason why they should not fully comply with regulations:

- Being far enough from the entrance to reduce noise but remain clearly in view,
- Being identifiable with visual contrast,
- Plain background to desk to facilitate communication,
- Having either appropriate management or dual height surfaces to suit different uses, including a section 1500mm wide at no higher than 760mm and with knee space to 700mm AFL to suit wheelchair users,
- A hearing enhancement system is to be installed or provided by a portable device with signage (TBC if required),
- Access to the staff side of any counter will facilitate a wheelchair user to work there, with 800mm minimum width access and suitable knee space at the desk.

7.7.2 Security barriers:
Currently the scheme does not have security barriers, but if we were to provide some, there will be at leat one wider speed gate to accommodate wheelchair users and those with mobility impairments, at 1200mm wide.

7.8 BUILDING ARRANGEMENT

7.8.1 The building provides:

- Basement Level 1: On the basement level are the showers / changing room, plant and refuse store. This level is mainly accessed by the main core but an additional feature staircase has been added to facilitate cyclists' journey to showers / changing rooms.
- Ground Floor: This floor has a main reception, a retail entrance and a service / cycle entrance. The floor is made up of cycle store, a retail unit and circulation space. There are two fire exits to the back of the core. There is a feature stair connecting ground to Mezannine floor. There is a secondary feature stair connecting Ground to First Floor.
- Mezzanine: The floor is all office area, with a void allowing for the double height space. The central core provides access as well as the additional 2 feature stairs to ground and level 1.
- Level 02-09: These floors are all office.
- Level 10: This floor is office space with a perimeter terrace that wraps around the South-East and North-East facade
- Level 11-12: These floors are rooftop amenity and plant.

7.9 HORIZONTAL CIRCULATION

7.9.1 The office floor plans are based on an open plan arrangement thus providing accessible working and public spaces / environments. All pillars / columns in any circulation area will be clearly defined with visually contrasting bands as required by regulation.

7.9.2 Where there are large areas of glazing to cores, consideration will be given to providing manifestation of bands/markings at two levels: 850 to 1000mm and 1400 to 1600mm AFL, contrasting visually with the background seen in all lighting conditions. The bands/markings will take the form of a logo or sign for example, or image so long as it is at least 150mm high (repeated), or a decorative feature such as broken lines or continuous bands, at least 50mm high. Suitable solutions may be artwork, signage, information or decoration.

7.9.3 Circulation doors will have provisions as follows:

- Effective clearance widths of 800mm (minimum),
- Vision panels will be installed where required and as appropriate to the amenity. These will meet Part M/K or BS8300 2009+A2010, being set from 500mm to 1500mm AFL (an allowance for a horizontal structural part around handle height can be made within this),
- Contrasting door handles that can be gripped easily will be provided,
- A preference for pull handles on circulation doors to be installed on one side of doors only, with push plates the other, to avoid confusion in use (applicable where lever latch type mechanisms are not fitted),
- All opening forces on doors will be no more than 30N at any point to 60 degrees and no more than 22.5N for the swing between 30 to 60 degrees of opening.

7.10 VERTICAL CIRCULATION

7.10.1 There is one main vertical core that serves the 12 levels plus Ground, Mezzanine and Basement. It includes four passenger lifts that go from Level 0- Level 11. One passenger / firefighting lifts go from Level -1 (Basement) to Level 12.

7.10.2 Lift Design:

- All lifts are designed to meet Part M, being at least 1100mm x 1400mm and there is circulation space in front of each set of doors on all floors of at least 1500mm x 1500mm,
- The detailed design of the lifts will fully meet the appropriate standards including car entrance door clearance (at least 800mm) and the location of controls inside and outside of the lift being at suitable heights and set out from any corners,
- Voice announcements as well as digital indicators, an accessible emergency call and handrail will be provided.

7.10.3 Stair Design:

- All new stairs are designed to meet provisions of Part K,
- Stairs will be a minimum of 1200mm wide (structural width),
- There are no more than 12 rises to a single flight,
- All stair treads are 250-400mm long,
- All stair riser heights are 150-170mm,
- All tread overhangs are no more than 25mm,
- Visual contrast 55mm onto the tread and riser edges is provided, or a design that is as effective in meeting the purposes of the regulations,
- Landings meet Part K as required,
- Suitable grippable handrails will be provided both sides of the stairs,
- All handrails to stairs will meet Part K and will extend 300mm beyond the top and bottom steps unless circulation is encroached (in which case they will run to the end of the flight only) and the handrails continue around all the landings. They will turn down or inwards at their ends to avoid any clothing from catching.

7.11 SANITARY FACILITIES

7.10.4 Level -1 (Basement):

- Male and female changing facilities, each with lockers, toilets and showers within,
- A combined wheelchair accessible unisex toilet and shower facilities is provided,
- Standard self-contained WC cubicles are provided with one cubicle for ambulant disabled people with outward opening door and 800 x 750mm space in front of pan and grab rails provided,
- Lockers: A range of lockers will be provided, some that are wider (300mm) and some that are taller (1200mm) with bases set at 400-800mm above the floor, suitable for storing mobility aids (as recommended in BS 8300 18.3.4).

7.10.5 Ground:

- 1 accessible wc and 1 standard superloo is provided

7.10.6 Mezzanine to Level 11:

- 8 superloos are provided on every floor between Mezzanine to Level 9. These are self contained cubicles with a basin, they are unisex. 1 unisex accessible wc is provided
- Level 10: 4 superloos are provided. 1 unisex accessible wc is provided.
- Level 11: 2 superloos are provided. 1 unisex accessible wc is provided.

7.10.7 Provisions for Wheelchair accessible WC's include:

- A wheelchair accessible WC provided at each floor, with a total maximum horizontal travel distance of 40m from all floor areas,
- The accessible WCs provided will have layouts and fittings to fully meet Part M, including at least 1.5m x 2.2m, outward opening doors and handedness that changes between adjacent provisions and on adjacent levels, with right sided transfer being the preferred side,
- WCs will be fitted with visual alarms to assist in notifying those with hearing impairment of the need to escape, or an equivalent management strategy will be implemented to ensure the safety of users, including those with hearing impairment (please refer also to the section on means of escape),
- Where the accessible WC may be in an area that is not public, visitor access will always be facilitated without delay, so that any guest needing to use a facility that is in a semi-public area for example is given undelayed access by design or management, or both.

7.12 MANAGEMENT AND MAINTENANCE

7.13.1 The management should ensure the intended levels of accessibility in the building and the full potential of the services offered is delivered through good management practices.

7.13.2 Management need to be aware that building users may require further adjustments under the Equality Act 2010 and that this may in part be beyond the scope of that covered in this Access Statement, Part M of the Building Regulations or the Approved Document M. An example could be an adjustastable desk to suit the users need. Such adjustments should be provided as required and staff could be identified through an individual assessment made before or during their induction for working in the building.

7.13.3 Internal arrangements should be managed to improve inclusivity e.g. meeting room / event spaces bookings (TBC) to ensure physical and hearing access, furniture arrangements, etc.

7.13.4 Visitors and staff may provide some feedback on the need to consider providing baby change facilities, space for breast feeding and gender neutral WCs / designation of single sex WC cubicles.

7.13.5 The facilities management should (for best practice) carry out structured programmes of review through consultation for satisfaction with services, including access / egress to and from the building with routine practices.

7.13.6 At each future refurbishment, the building management should also correctly redecorate with visual contrast and safely cordon off external or internal areas that are being cleaned or are having work carried out.

7.13.7 Staff training could enhance the access of the site through ensuring that egress procedures are suitable and fail safe as well as that appropriate support is offered for both access and egress to the building. This includes the setting up and testing of hearing enhancement systems for the service counter / meeting room / event spaces as applicable.

7.13.8 Staff training should also enhance other maintenance strategies, for example dealing correctly and promptly with wet WC floors, weather conditions that may be hazardous and dealing with works.

7.13 MEANS OF ESCAPE

7.13.9 The management of the building has a duty to ensure that evacuation of all occupants is facilitated without use of the Fire Brigade or Services. This includes the use of internal safe refuge areas which will be provided where required. These are out of any escape or circulation routes. A Fire Safety Risk assessment has been included in the initial fire strategy providing a clear strategy for evacuation of all building occupants that utilises staff and support already in the building.

7.13.10 The means of escape for the building is partly facilitated by the design which provides some ease of movement through the open plan areas. The admission of disabled people to the upper floors will need to take account of means of escape for them before they ascend. The areas will therefore be subject to a general emergency escape plan that are envisaged to include the use of the safe refuges and evacuation chairs.

7.13.11 As indicated in the fire strategy::

- The safe refuges will provide a minimum of 900mm x 1400mm and are to be fitted with Emergency Voice Communication systems,
- Any visitors or members of staff may need to be accommodated within a General or Personal Emergency Evacuation Plan; however, the escape strategy will be facilitated as far as possible in the design, with refuges provided as detailed above, and these and any evacuation chairs easily accessible and visible,
- The fire strategy will need to ensure that WCs are checked as part of the routine 'sweep' of the building made by the fire wardens, in particular if there are no visual fire warning lights to be installed in them.

7.14 OTHER ACCESS FEATURES AND PROVISIONS

7.14.1 Service and plant areas:
The building provides a number of plant and service areas at lower ground and basement level that are not subject to Part M.

7.14.2 Refreshment areas:
Any office use refreshment areas will be designed to be either readily convertible to provide or to provide from the outset as follows:

- A lower height worktop section, no higher than 850mm AFL (750mm preferred) with knee space to at least 700mm beneath it (500mm deep also is the preferred minimum),
- The facility provides a 1500mm turn circle adjacent to the worktop and sink.

7.14.3 Hearing Enhancement Systems:
To facilitate meeting regulations and duties under the Equality Act 2010, some meeting / event spaces may need to provide access to hearing enhancement where required, through design and management:

- The approach taken will ensure that where there is communication (such as, presentations) any room types used and any purposes of activities will provide access for hearing impaired people, either through a permanently installed device in the space (design), or a portable device will be set up if and when required (management),
- The space(s) to be installed with a permanent device will be confirmed at the more detailed design stage.

7.14.4 General Layouts / Furniture Arrangements (items applicable are TBC):
The design and layout of moveable furniture and the management practices associated with running the spaces will allow adequate escape and circulation routes to remain clear at all times. Suitable and direct routes will facilitate access, including in particular spaces crossed in order to reach an Accessible WC where applicable. There are four basic principles of accessibility that will be applied as far as possible to the building when designing:

- 1. Accessible routes should be maintained to be at least 1200mm wide and should be provided to all amenities. Turn circles of 1500mm diameter or an ellipse 1400mm x 1700mm provided will facilitate turning 180 degrees for a wheelchair user,
- 2. Seating should be visually contrasting and set back from the access routes. A variety of types should be provided for best practice: some with backs and arms, some without arms, and some with space (800mm min) at sides to allow sideways transfer from a wheelchair. Some with seating heights at 350mm AFL, most 450mm AFL, some 550mm AFL should be included for best practice,
- 3. Where they could be a hazard, all table surfaces should visually contrast with the floor beneath them. Tables should allow wheelchair access, with spaces for knees from 700mm beneath the underside to the floor and at least 750mm preferably 800mm wide between table legs or supports,
- 4. Each area does not need to have every type of accessible table and chair provision. However, if required, then the Management Strategy will be to relocate an item of furniture to meet someone's need. This may involve, for example, moving a suitable chair or table if and when required.

7.14.5 Switches and Sockets:
The controls for general use lighting will be accessibly designed (with preference for daylight sensors / movement sensing controls, second preference being push-pad type rather than switch operated) and installed at accessible heights, away from corners of the rooms and have visual contrast as is required in Décor:

This will be designed at a later stage, but there is no known reason at this stage why full compliance with Part M should not be achieved:

- Part M compliance should be provided through visual contrast to the circulation and room doors, including the lift doors, to address the need to be manifested / visually defined within the respective setting (door frame / wall surroundings),
- Circulation doorways or doors / door frames, door handles, corridors and WCs (walls/floors/ceilings), WC fittings, handrails, controls, switches and sockets are to be provided with visual contrast through décor or design / choice of product,
- Doors not on closers that open into circulation space will have their edges highlighted with visual contrast to help prevent them from being a hazard if left open.

7.14.6 Lighting:
For best practice, care will be taken to ensure that whilst it is sometimes in the interests of communications to make any features or signs bright (and outstanding), they will not be lit in a way that causes unnecessary glare either by lamps oriented/ positioned that spill light outside of the sign boundaries, or through over bright reflection from having signs that are too glossy. Excessive shadowing (contrasting pools of light and dark) is also known to cause a visually confusing environment and will be avoided.

7.14.7 Signage:
Signage will be provided as required, and designed at a later stage. The following guidance on signage will be given to design teams / management for the completed development. These bullet-pointed notes will be adhered to as far as feasible in order to make the building more inclusive and accessible to disabled people::

- Signs should not be put in places where the glare of lights or reflected lighting will make them difficult to read,
- Signs should be suitably lit by good lighting or by the use of back illumination,
- A sign should be non-reflective. This applies to both the sign background and letters. It should either have a matt finish or a gloss factor of not more than 15%,
- A sign should contrast with its background, for example, the wall or door on which it is displayed. Similarly, letters should contrast well against the background colour of the sign,
- Wording and use of pictures should be consistent throughout the building,
- Sign content should be short and simple,
- Text and lettering should be clear and uncomplicated,
- Sans Serif font and upper case opening letter with lower case remainder of the word is preferred,
- For tactile signs including Braille, the top height should be no higher than 1700mm, with a bottom height of 1400mm. Tactile and Braille will be considered for all WC's, in particular for public access WC's, with a view to meeting best practice.

8.0
APPENDICES

8.1
DRAWING REGISTER 93

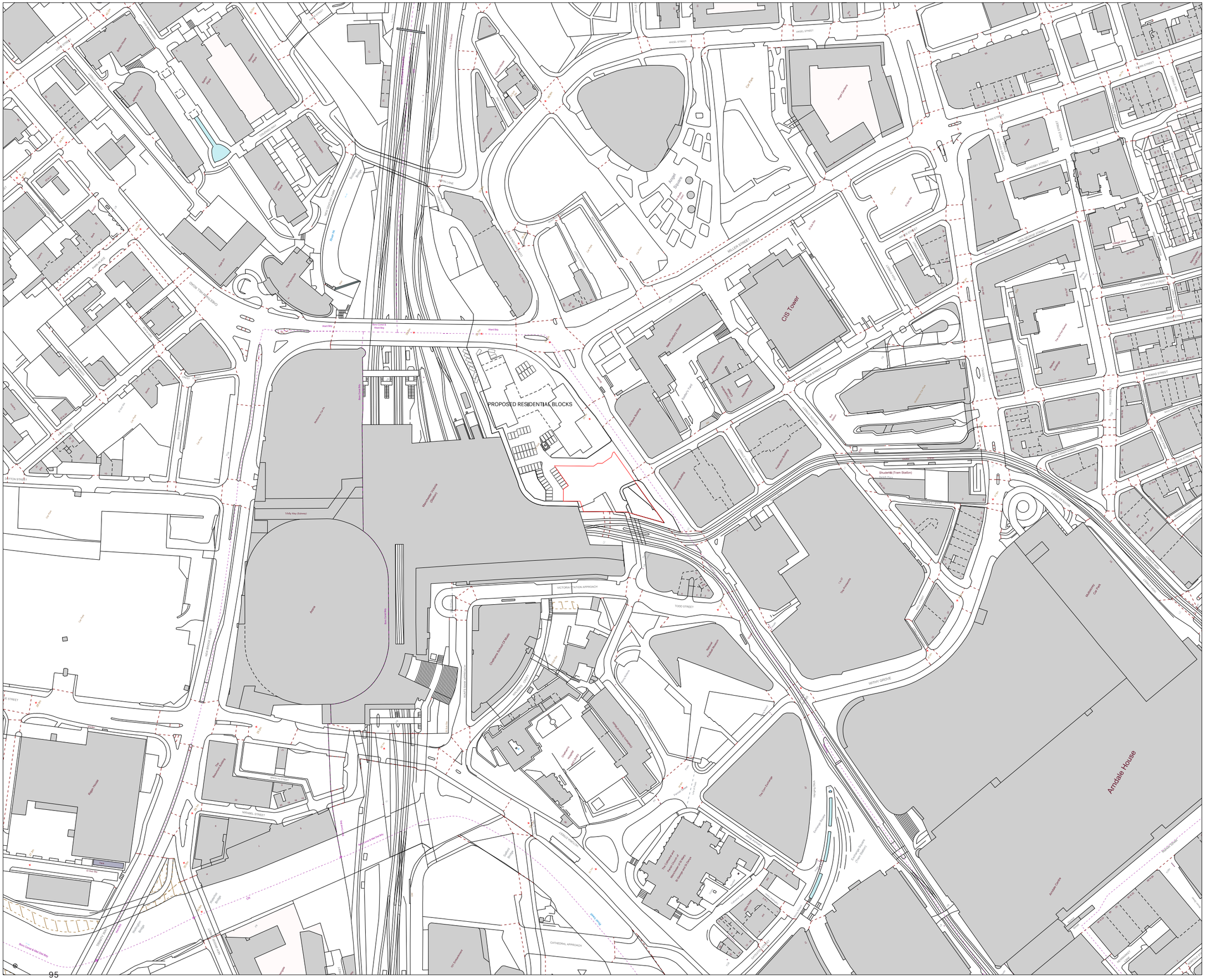
8.2
DRAWINGS 94

Planning Issue Sheet

13701
New Victoria
Page 1
06/006/23

Piercy&Company
The Centro Building
39 Plender Street
London
NW1 0DT
T: +44 (0)207 424 9611

Description					
Drawing No	**Title**	**Scale**	**Size**	**Rev**	
P00 – Site & Location					
13701-A-SL-P00-000	Existing Site Location Plan	1:1250	A1	P1	
13701-A-SP-P00-001	Existing Site Plan	1:200	A1	P1	
13701-A-L12-P00-002	Proposed Site Plan	1:200	A1	P1	
P01 – Existing Layouts					
13701-A-LXX-P01-100	Existing South East and South West Elevation	1:500	A1	P1	
P03 – Proposed GA Plans					
13701-A-LB1-P03-099	Proposed Basement Plan	1:100	A1	P1	
13701-A-L00-P03-100	Proposed Ground Floor Plan	1:100	A1	P1	
13701-A-L0M-P03-101	Proposed Mezzanine Floor Plan	1:100	A1	P1	
13701-A-L01-P03-102	Proposed First Floor Plan	1:100	A1	P1	
13701-A-L02 L09-P03-109	Proposed Second to Ninth Floor Plan	1:100	A1	P1	
13701-A-L10-P03-110	Proposed Tenth Floor Plan	1:100	A1	P1	
13701-A-L11-P03-111	Proposed Eleventh Floor Plan	1:100	A1	P1	
13701-A-L12-P03-112	Proposed Twelfth Floor Plan	1:100	A1	P1	
13701-A-L13-P03-113	Proposed Roof Plan	1:100	A1	P1	
P04 – Proposed GA Sections					
13701-A-LXX-P04-100	Proposed Section AA	1:100	A1	P1	
13701-A-LXX-P04-101	Proposed Section BB	1:100	A1	P1	
P05 – Proposed GA Elevations					
13701-A-LXX-P05-100	Proposed South East Elevation	1:125	A1	P1	
13701-A-LXX-P05-101	Proposed South West Elevation	1:125	A1	P1	
13701-A-LXX-P05-102	Proposed North West Elevation	1:125	A1	P1	
13701-A-LXX-P05-103	Proposed North East Elevation	1:125	A1	P1	
13701-A-LXX-P05-104	Proposed Street Elevations South East and South West	1:500	A1	P1	
13701-A-LXX-P05-105	Proposed Substation	1:40	A1	P1	
P24 – Proposed Bay Studies					
13701-A-LXX-P24-100	Proposed Bay Study 01	1:20	A1	P1	
13701-A-LXX-P24-101	Proposed Bay Study 02	1:20	A1	P1	
13701-A-LXX-P24-102	Proposed Bay Study 03	1:20	A1	P1	
13701-A-LXX-P24-103	Proposed Bay Study 04	1:20	A1	P1	
13701-A-LXX-P24-104	Proposed Bay Study 05	1:20	A1	P1	



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Key

Planning Boundary

0m 25m 100m
10m 50m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:1250 @ A1 / 1:2500@ A3

Drawing Title
Existing site location plan

Drawn	Checked	Approved
BE	NH	NH

Drawing Status
Planning

Project	Discipline	Level	Series	Dwg No	Rev
13701	A	SL	P00	000	P1

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PROPOSED
RESIDENTIAL TOWER

OLD BANK BUILDING

Corporation Street

Hanover Street

HANOVER BUILDING

VICTORIA STATION

HOTEL

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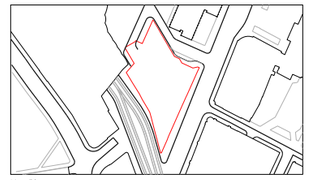
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Key

Planning Boundary

0m 5m 20m
2.5m 10m

Rev	Date	Description
P1	06/06/23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:200 @ A1 / 1:400 @ A3

Drawing Title
Existing Site Plan
-

Drawn
BE

Checked
NH

Approved
NH

Drawing Status
Planning

Project	Discipline	Level	Series	Dwg No	Rev
13599	A	SP	P00	001	P1

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PROPOSED
RESIDENTIAL TOWER

OLD BANK BUILDING

Corporation Street

Hanover Street

HANOVER BUILDING

DNO Substation

VICTORIA STATION

HOTEL

97

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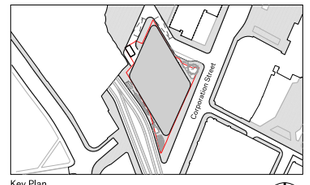
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Key

Planning Boundary

0m 5m 20m
2.5m 10m

Rev	Date	Description
P1	06/06/23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:200 @ A1 / 1:400 @ A3

Drawing Title
Proposed Site Plan

Drawn	Checked	Approved
EZ	NH	NH

Drawing Status
Planning

Project	Discipline	Level	Series	Dwg No	Rev
13701	A	L12	P00	002	P1

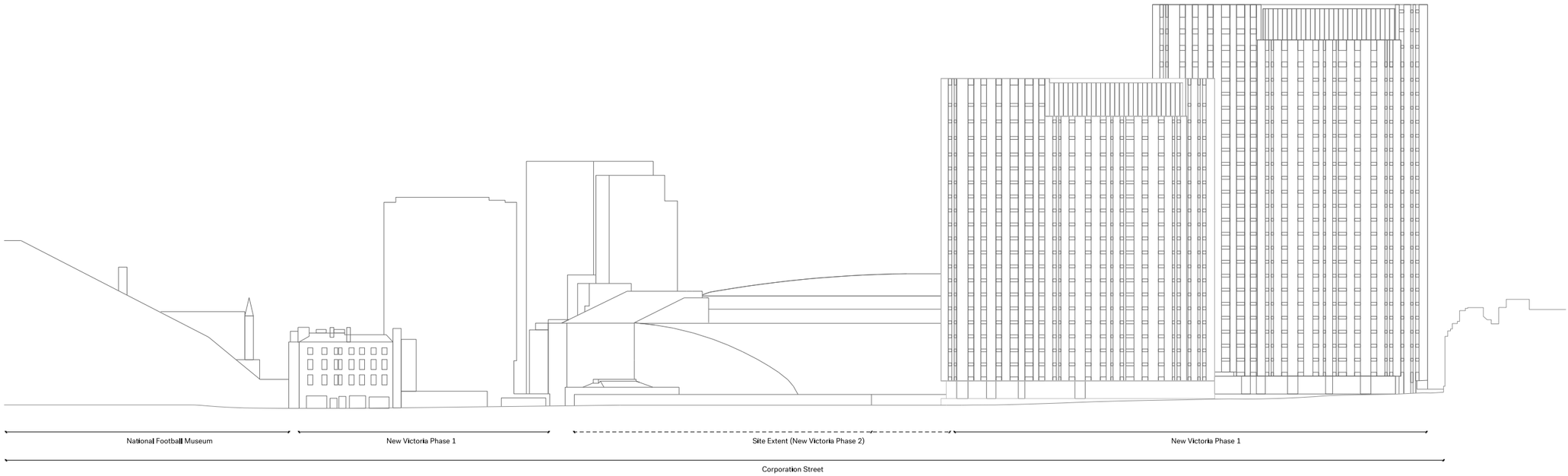
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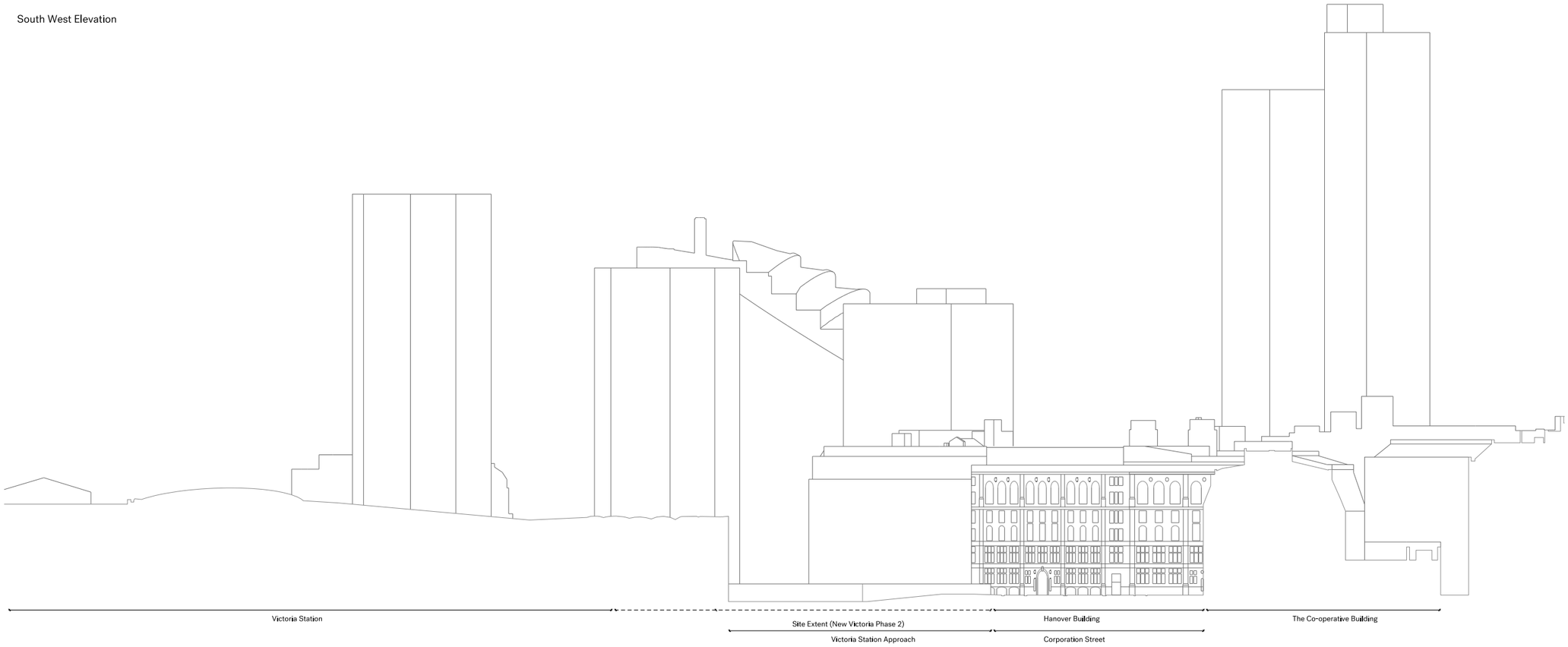
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South East Elevation



South West Elevation



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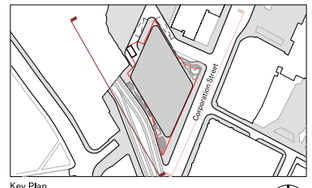
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0m 4m 10m 20m 40m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.23

Drawing Scale
1:500 @ A1 / 1:1,000@ A3

Drawing Title
Existing South East and South West Elevations

Drawn
PD

Checked
EZ

Approved
NH

Drawing Status
Planning

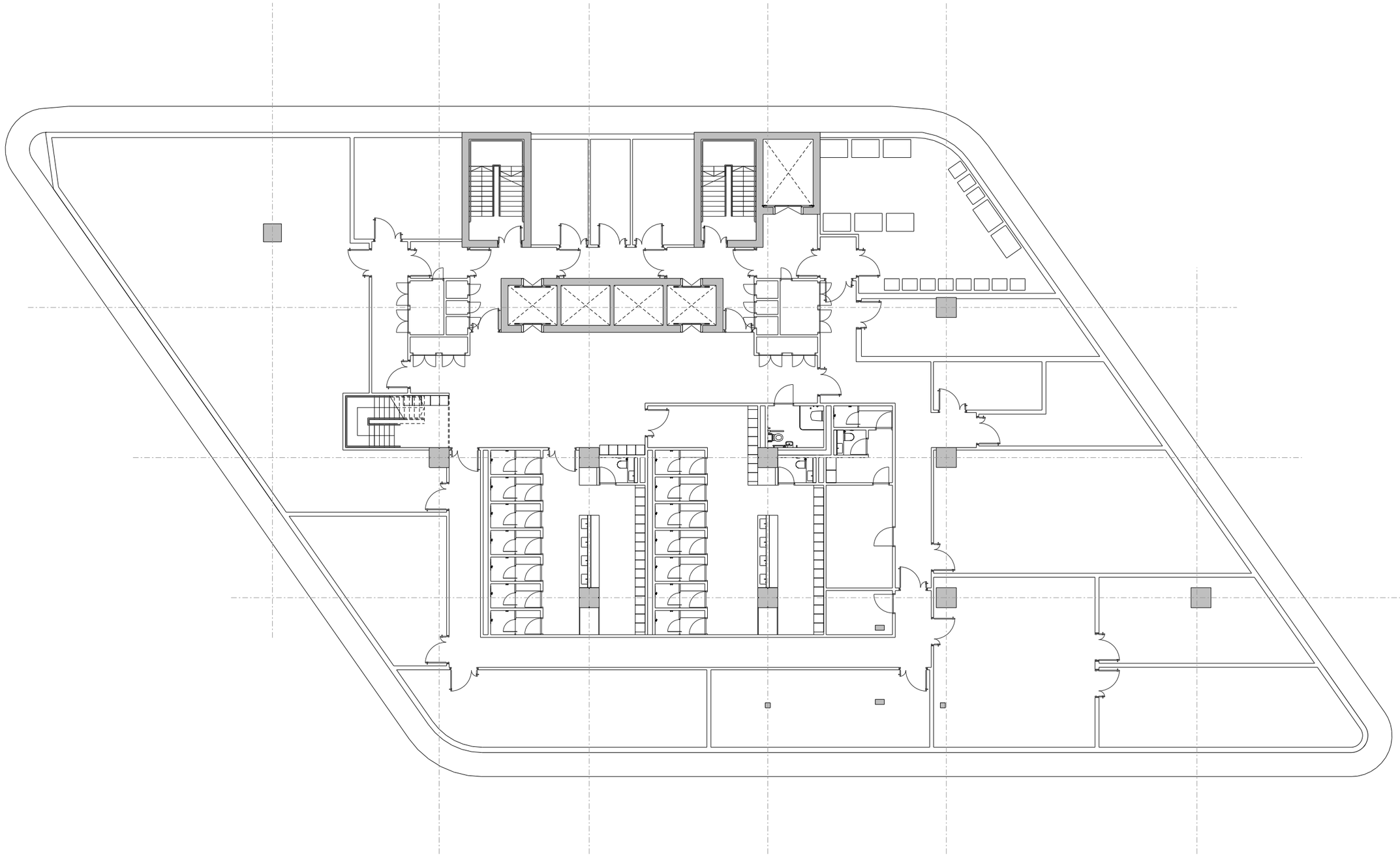
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P01	100	P1

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Key

Plant

0m 2.5m 10m
1m 5m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Basement Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

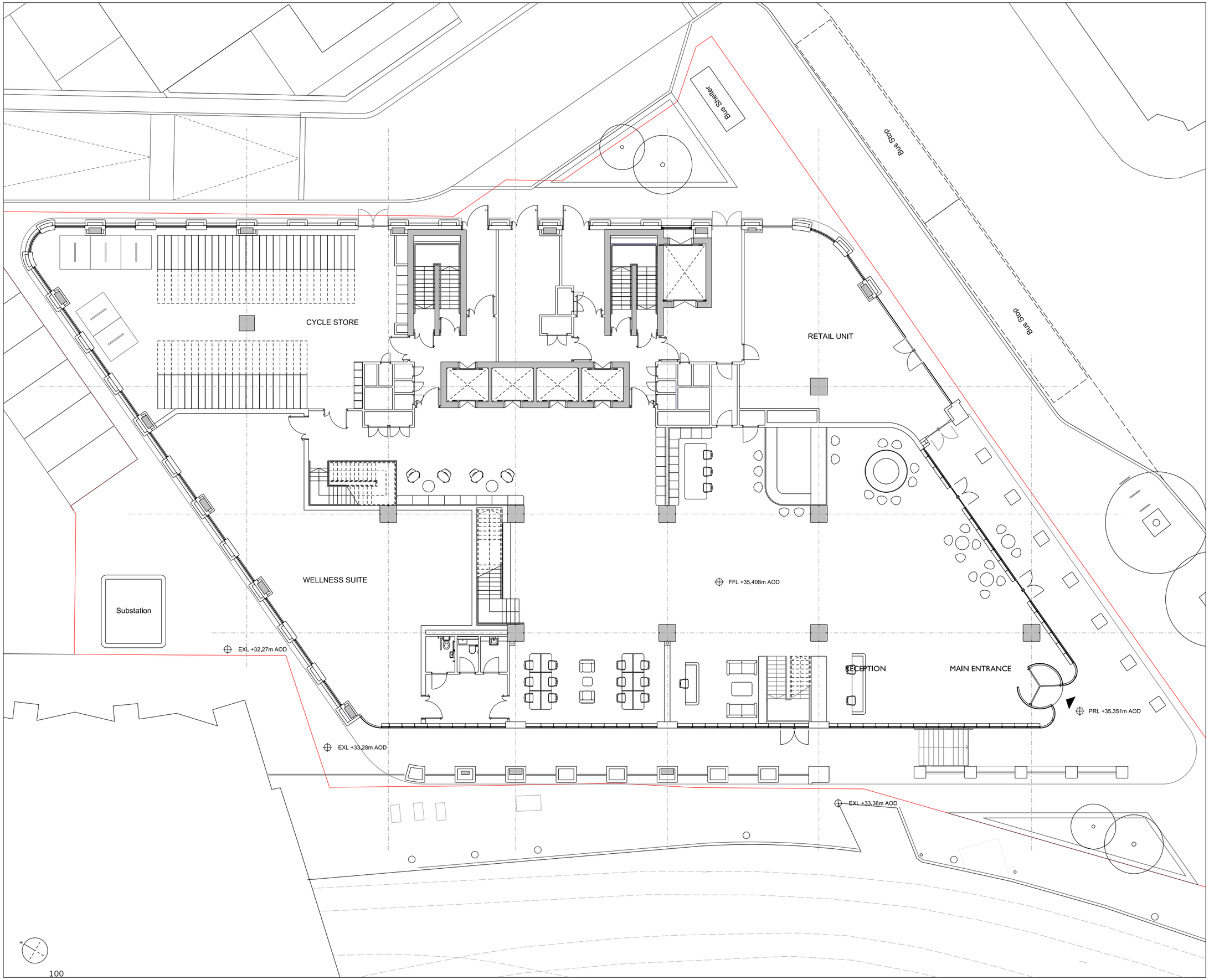
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	B01	P03	99	P1

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Key

Planning Boundary

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Ground Floor Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

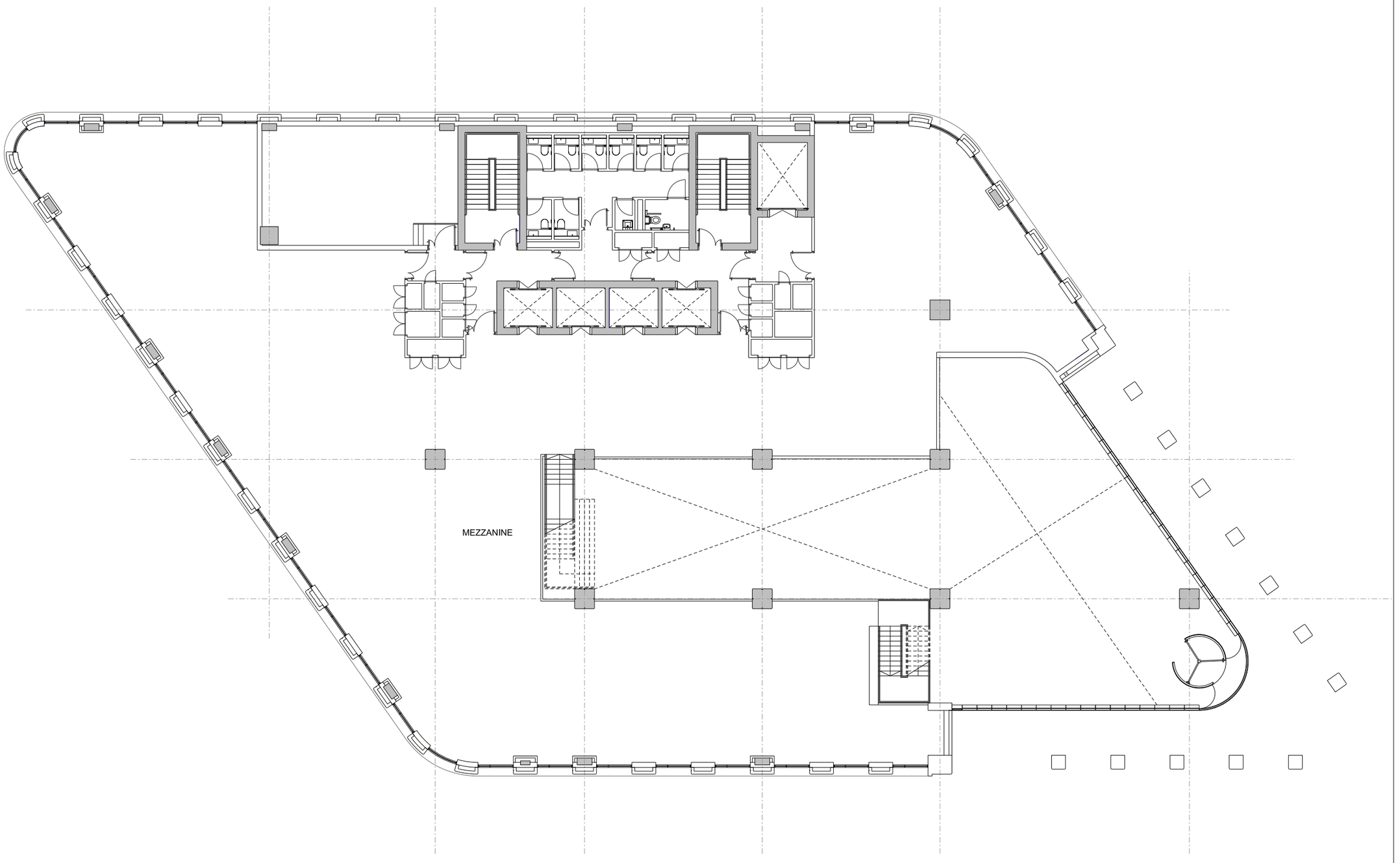
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	00	P03	100	P1

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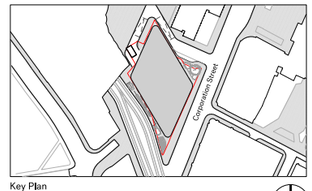
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0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Mezzanine Floor Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

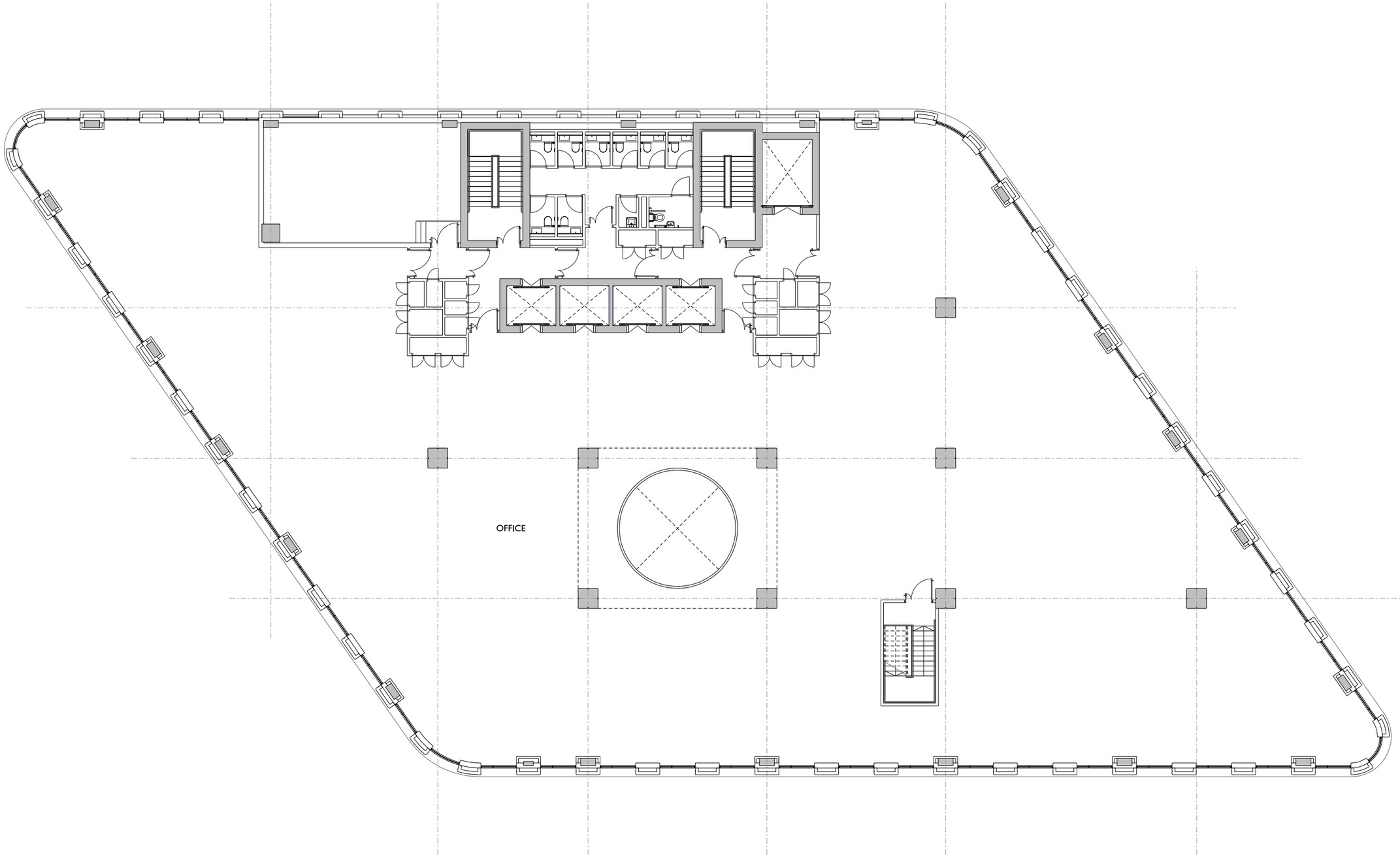
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	0M	P03	101	P1

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0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed First Floor Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

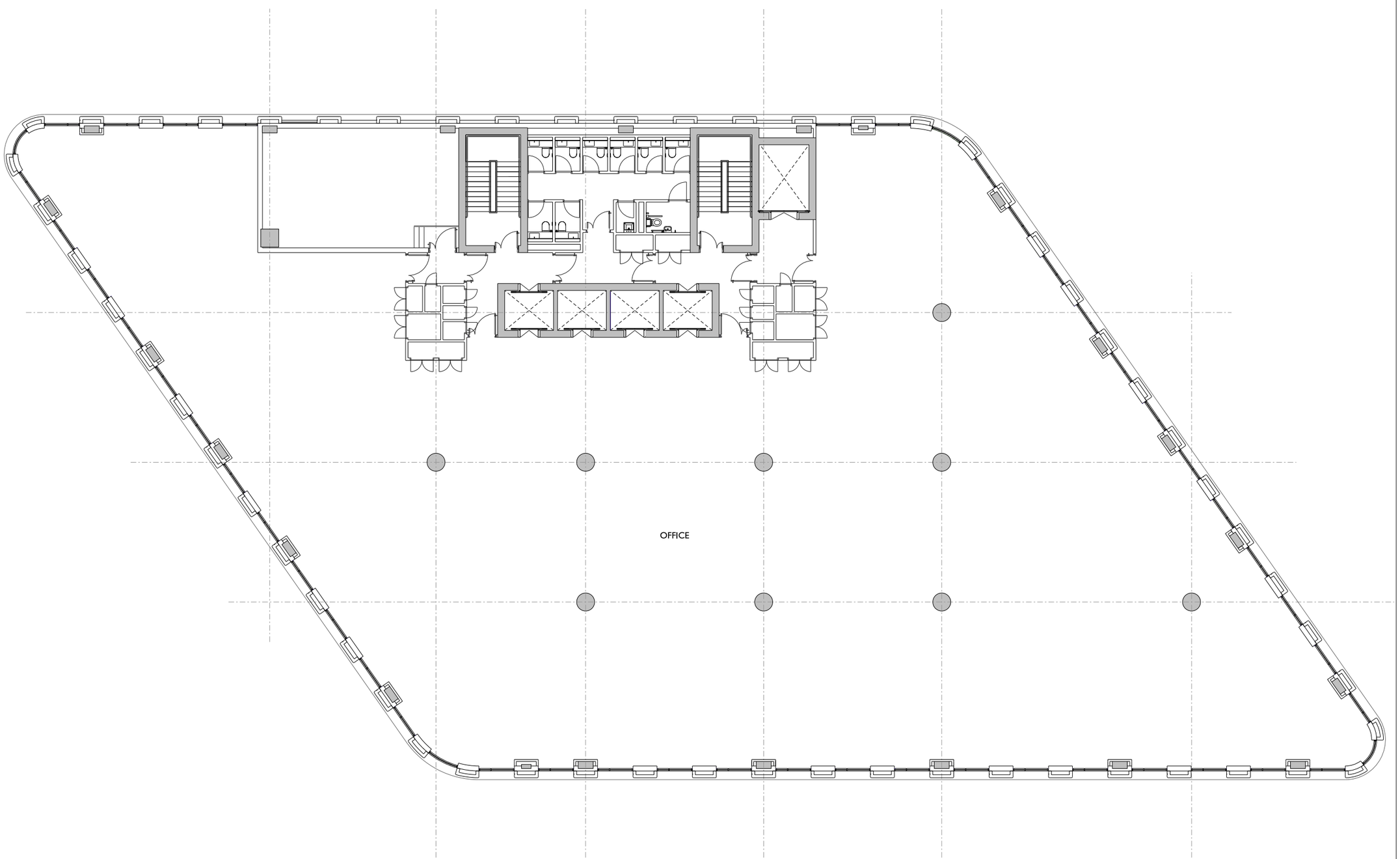
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	01	P03	102	P1

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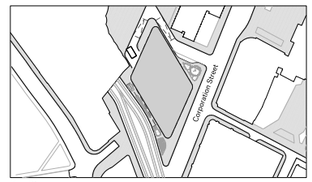
Key

Indicative Landscape Layout

Plant

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Second to Ninth Floor Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

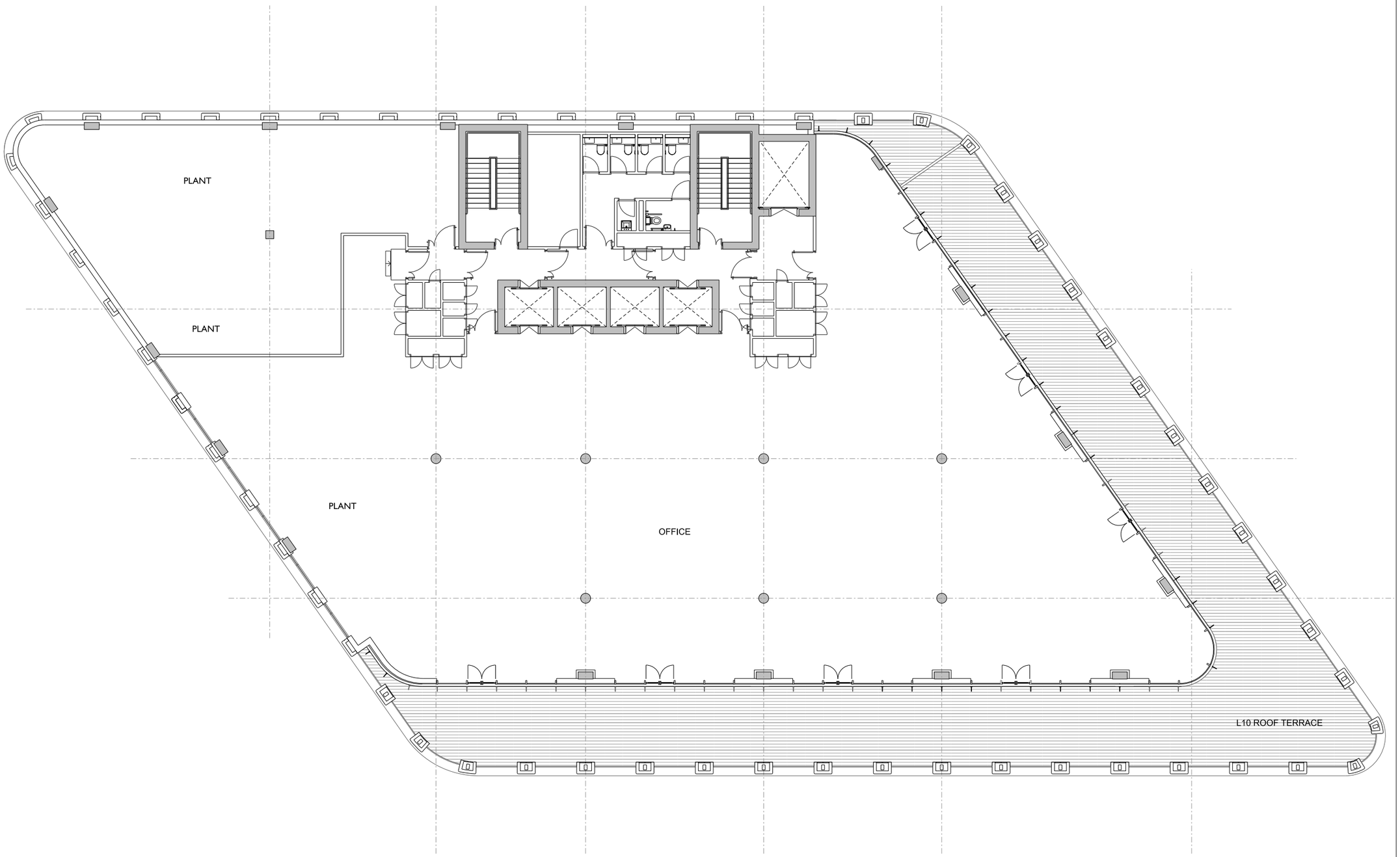
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	02-09	P03	109	P1

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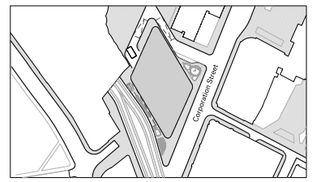
Key

Indicative Landscape Layout

Plant

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Tenth Floor Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

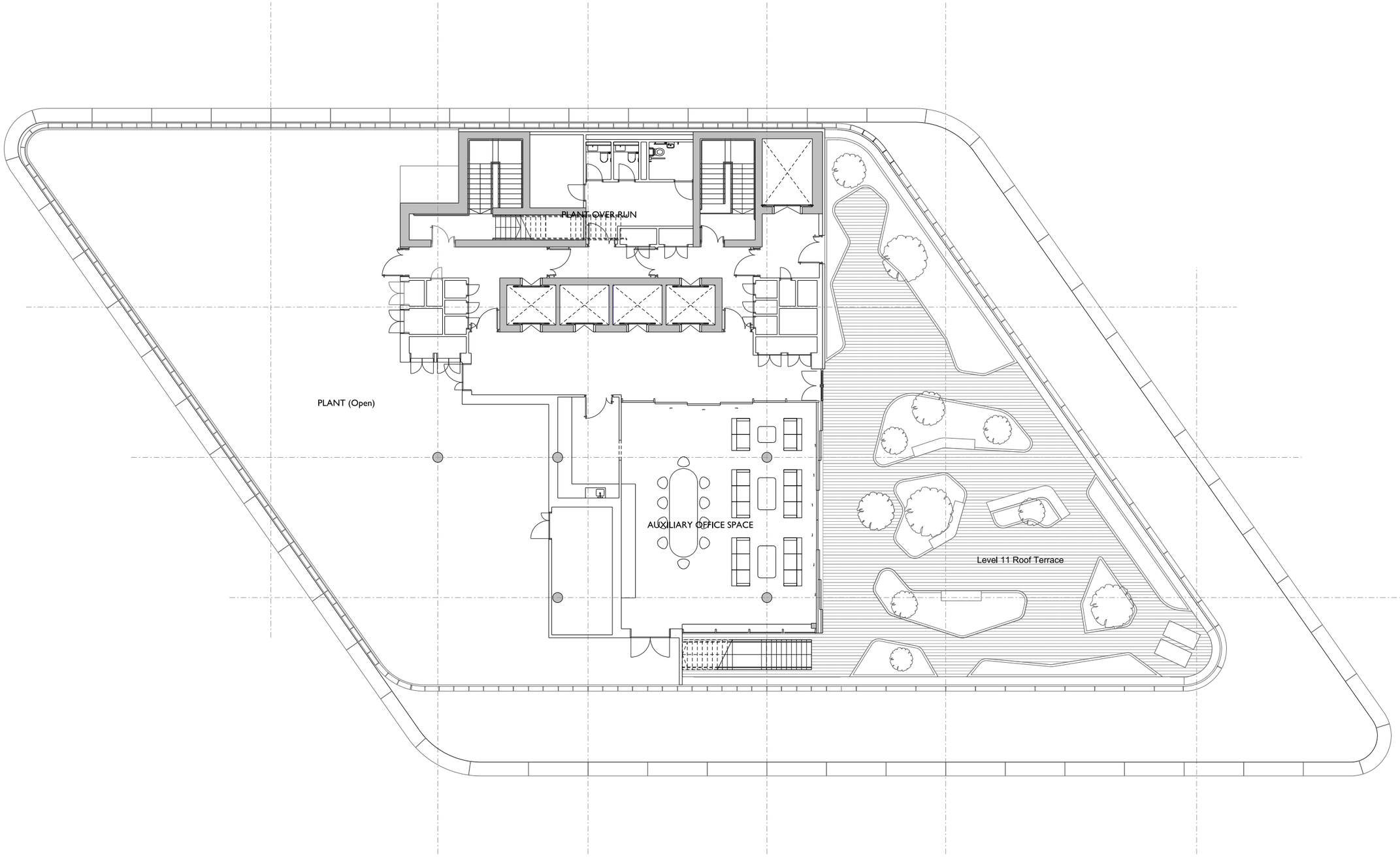
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	10	P03	110	P1

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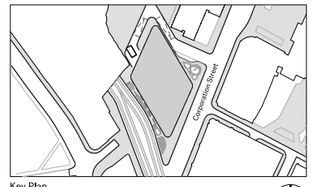
Key

Indicative Landscape Layout

Plant

0m 2.5m 10m
1m 5m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Eleventh Floor Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

Project	Discipline	Level	Series	Dwg No	Rev
13701	A	11	P03	111	P1

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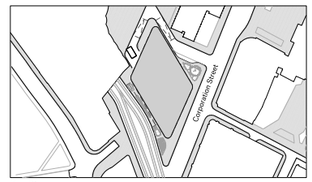
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Plant

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Twelfth Floor Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

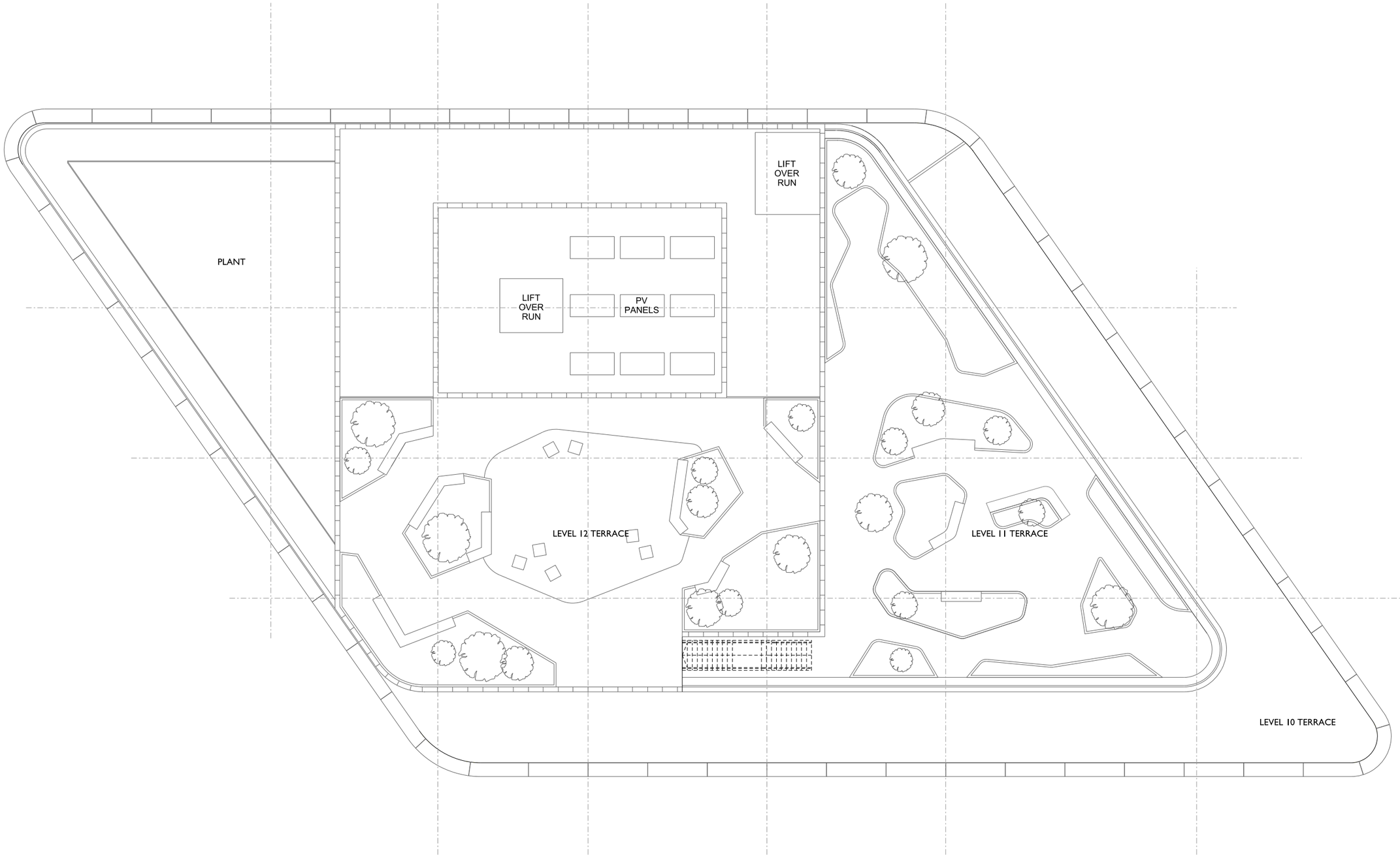
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	12	P03	112	P1

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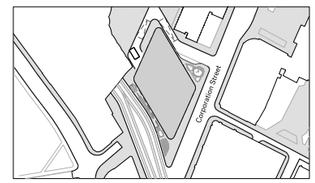
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Plant

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:100 @ A1 / 1:200 @ A3

Drawing Title
General Arrangement
Proposed Roof Plan

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

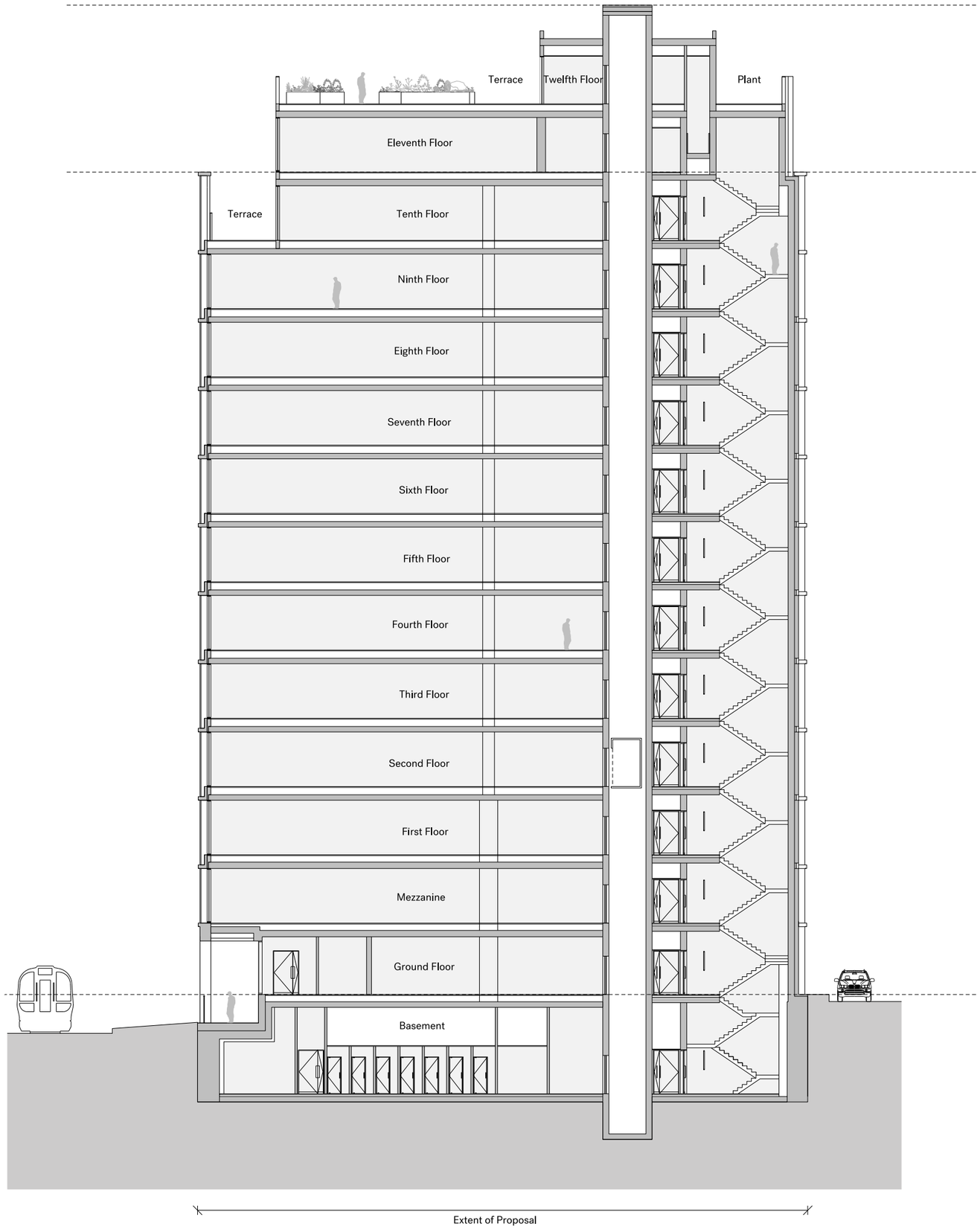
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	13	P03	113	P1

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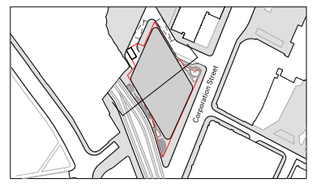
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0m 2.5m 10m
1m 5m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.23

Drawing Scale
1:125 @ A1 / 1:250 @ A3

Drawing Title
Proposed Section AA

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

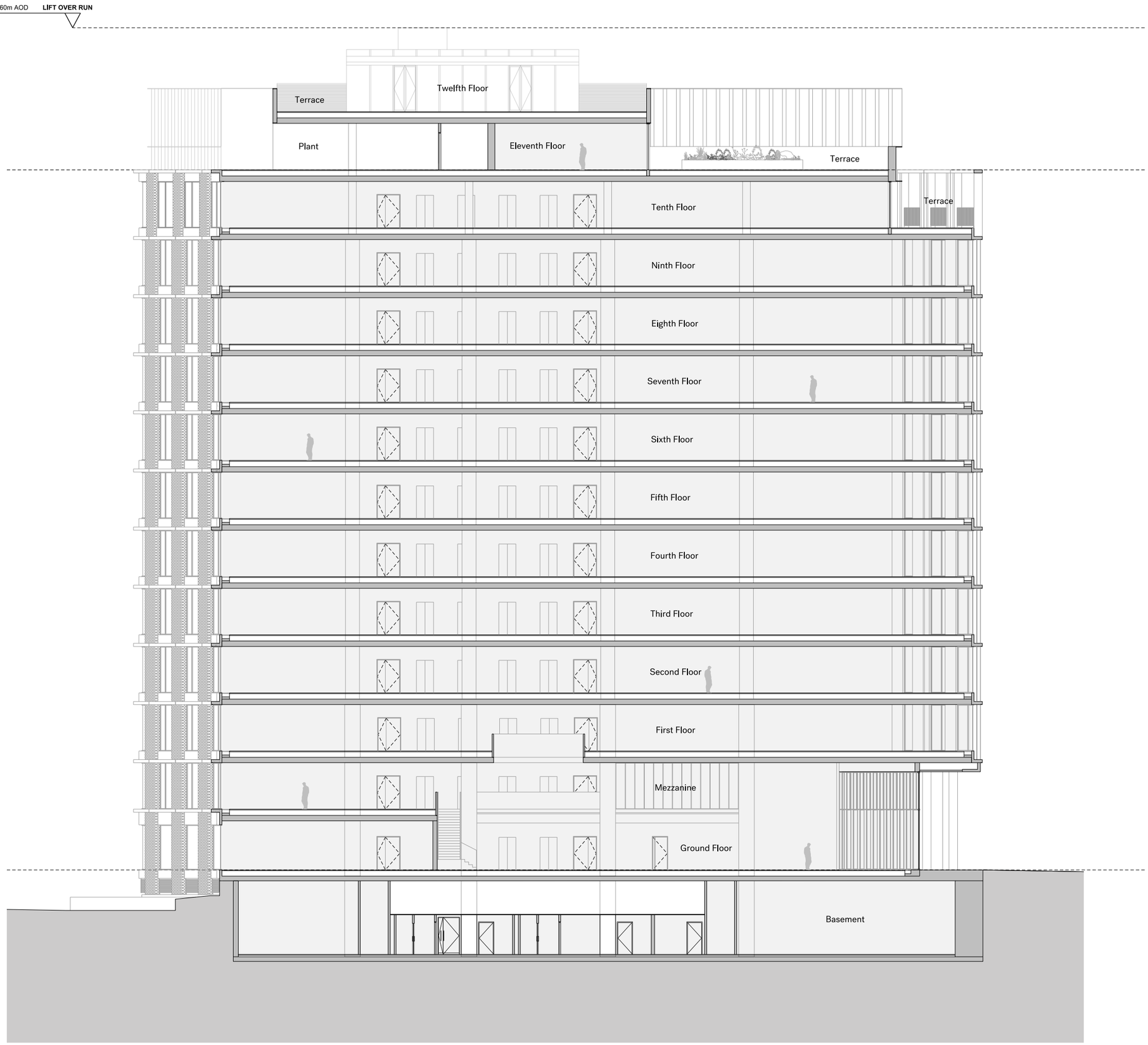
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	LXX	P04	100	P1

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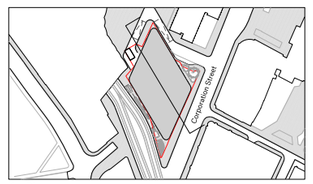
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0m 2.5m 10m
1m 5m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.23

Drawing Scale
1:125 @ A1 / 1:250 @ A3

Drawing Title
Proposed Section BB

Drawn	Checked	Approved
LP	GM	NH

Drawing Status
Planning

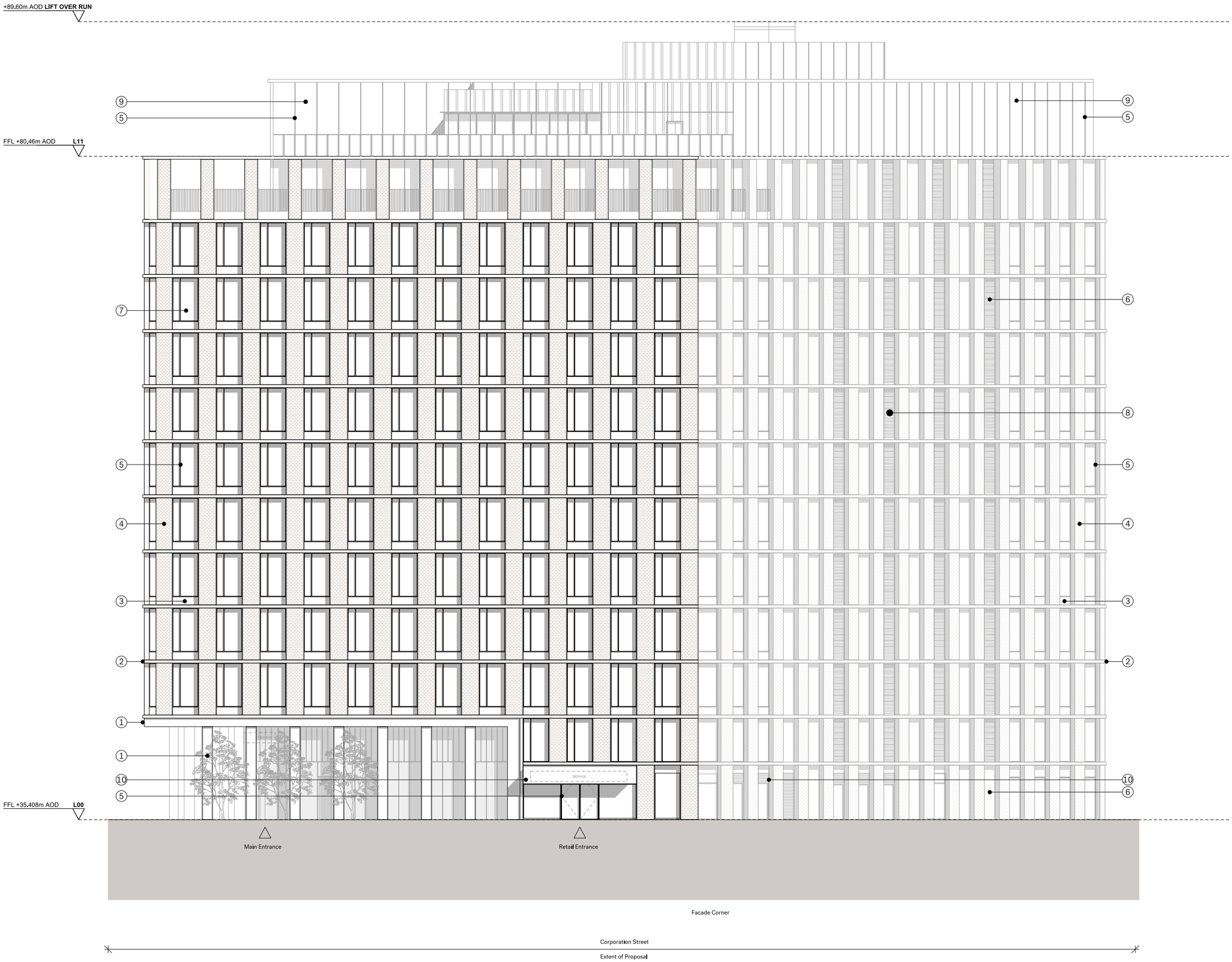
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	LXX	P04	101	P1

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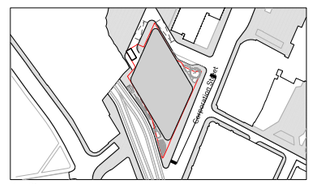
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Material Key

1. Honed dark red terrazzo
2. Dark red smooth precast concrete string course
3. Dark red smooth precast concrete spandrel panel
4. Dark red textured precast concrete
5. Dark red anodised metal doors and window frames
6. Dark red metal louvres
7. Dark red anodised metal railings
8. Dark red solid precast concrete panels
9. Dark red anodised metal cladding
10. Signage zone on curtain walling

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.23

Drawing Scale
1:125 @ A1 / 1:250@ A3

Drawing Title
Proposed South East Elevation

Drawn	Checked	Approved
PD	GM	NH

Drawing Status
Planning

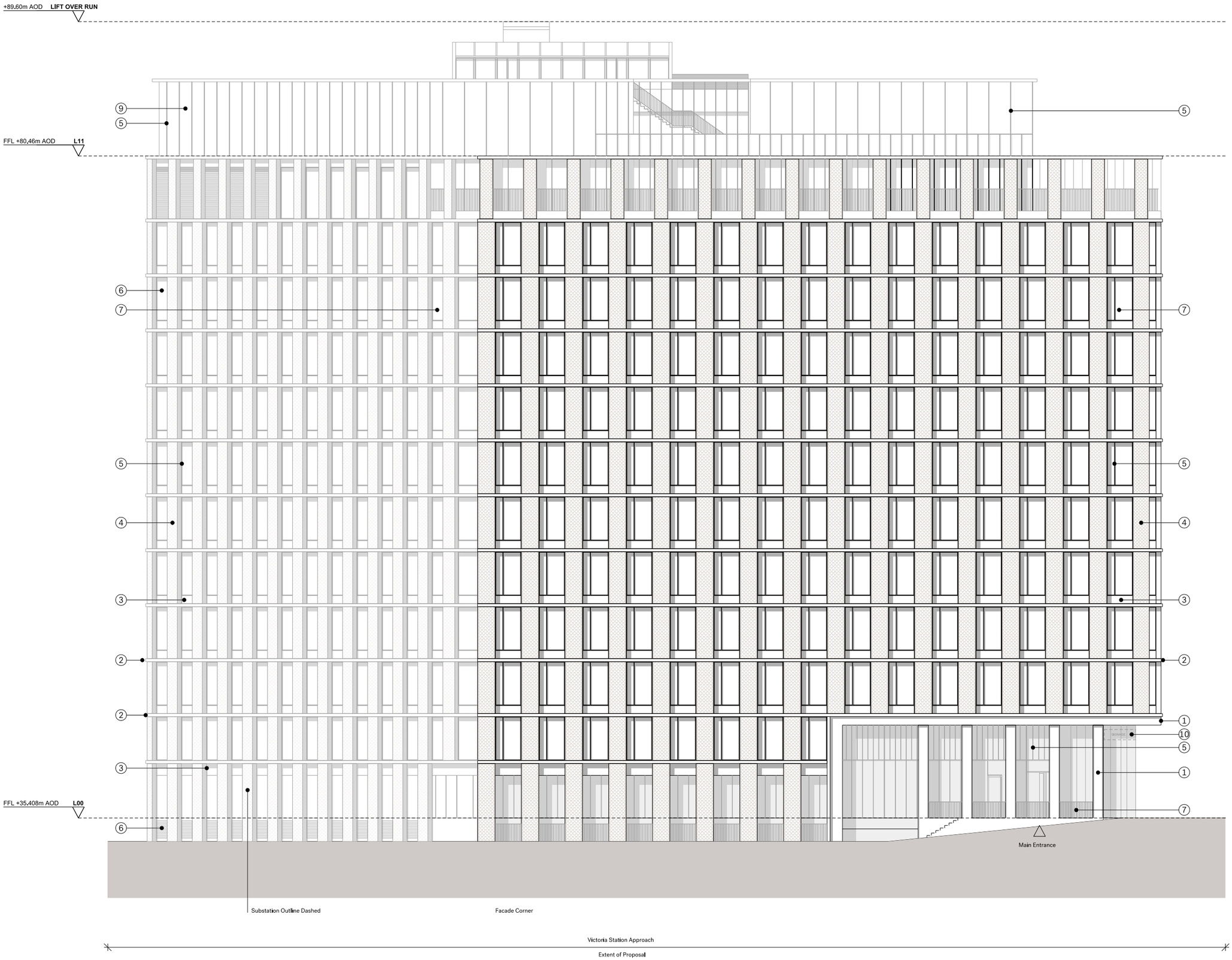
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P05	100	P1

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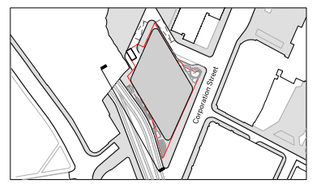
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Material Key

1. Honed dark red terrazzo
2. Dark red smooth precast concrete string course
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6. Dark red metal louvres
7. Dark red anodised metal railings
8. Dark red solid precast concrete panels
9. Dark red anodised metal cladding
10. Signage zone on curtain walling

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.23

Drawing Scale
1:125 @ A1 / 1:250@ A3

Drawing Title
Proposed South West Elevation

Drawn	Checked	Approved
PD	GM	NH

Drawing Status
Planning

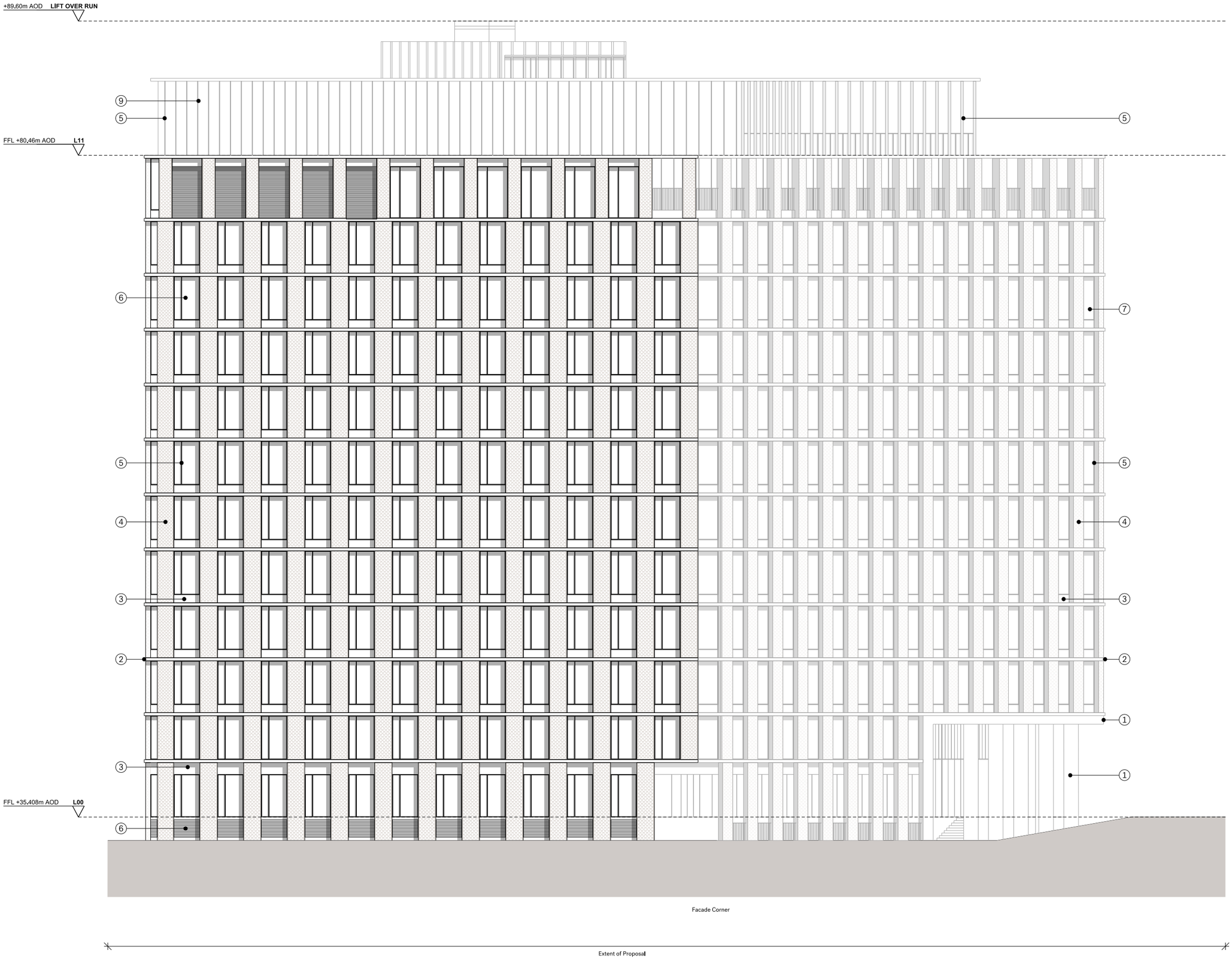
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P05	101	P1

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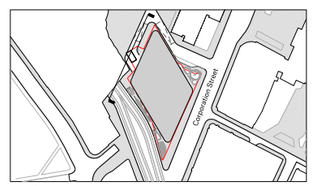
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Material Key

1. Honed dark red terrazzo
2. Dark red smooth precast concrete string course
3. Dark red smooth precast concrete spandrel panel
4. Dark red textured precast concrete
5. Dark red anodised metal doors and window frames
6. Dark red metal louvres
7. Dark red anodised metal railings
8. Dark red solid precast concrete panels
9. Dark red anodised metal cladding
10. Signage zone on curtain walling

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.23

Drawing Scale
1:125 @ A1 / 1:250@ A3

Drawing Title
Proposed North West Elevation

Drawn	Checked	Approved
PD	GM	NH

Drawing Status
Planning

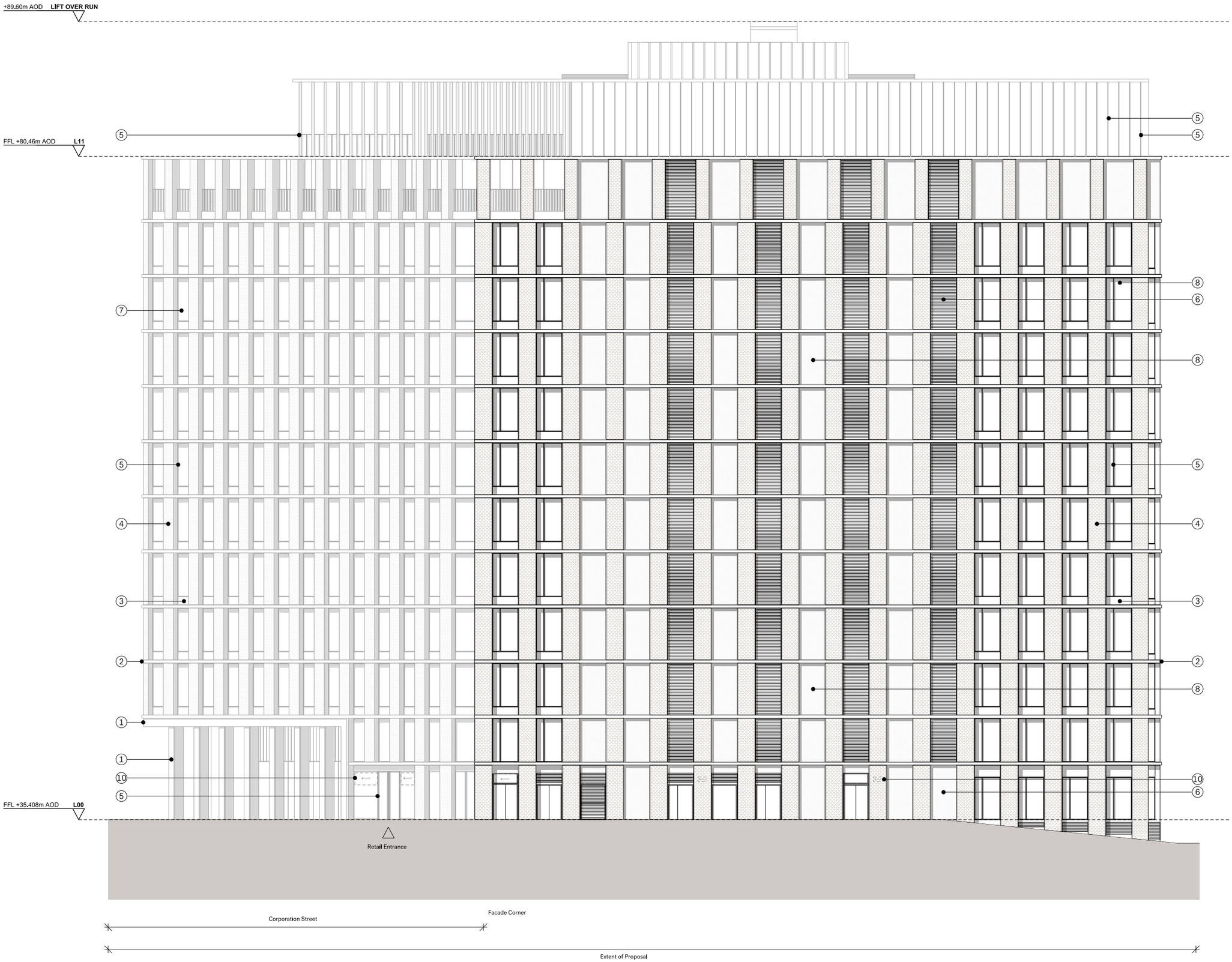
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P05	102	P1

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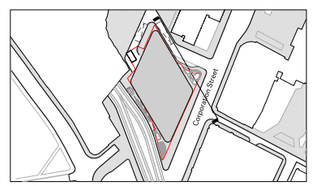
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Material Key

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2. Dark red smooth precast concrete string course
3. Dark red smooth precast concrete spandrel panel
4. 2. 3.Dark red textured precast concrete
5. Dark red anodised metal doors and window frames
6. Dark red metal louvres
7. Dark red anodised metal railings
8. Dark red solid precast concrete panels
9. Dark red anodised metal cladding
10. Signage zone on curtain walling

0m 1m 2.5m 5m 10m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.22

Drawing Scale
1:125 @ A1 / 1:250@ A3

Drawing Title
Proposed North East Elevation

Drawn	Checked	Approved
PD	EZ	NH

Drawing Status
Planning

Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P05	103	P1

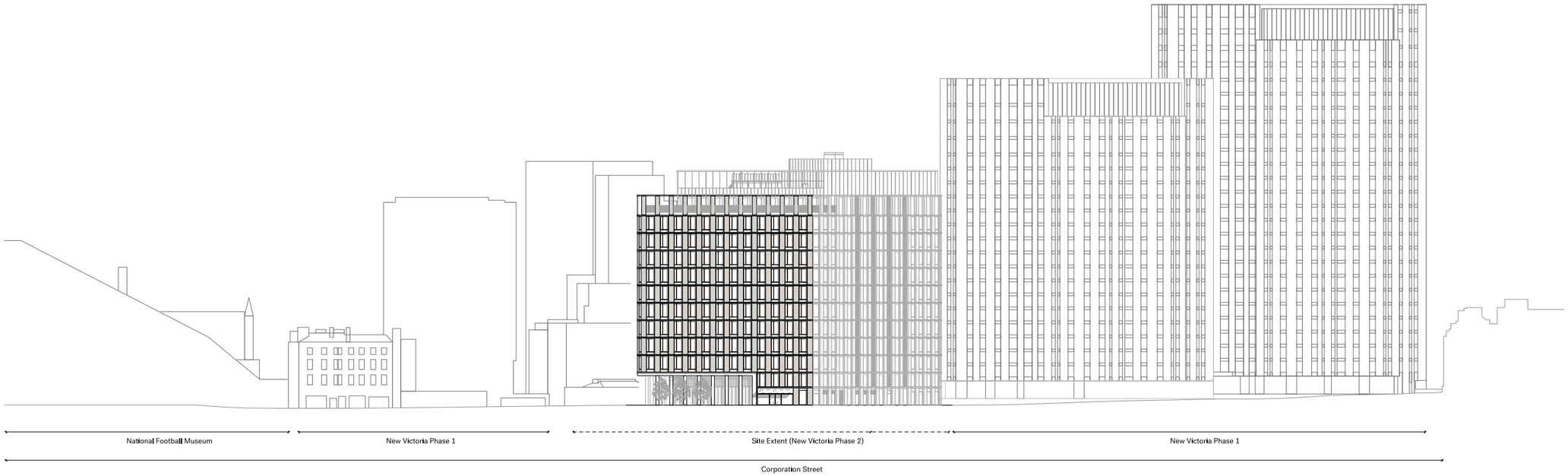
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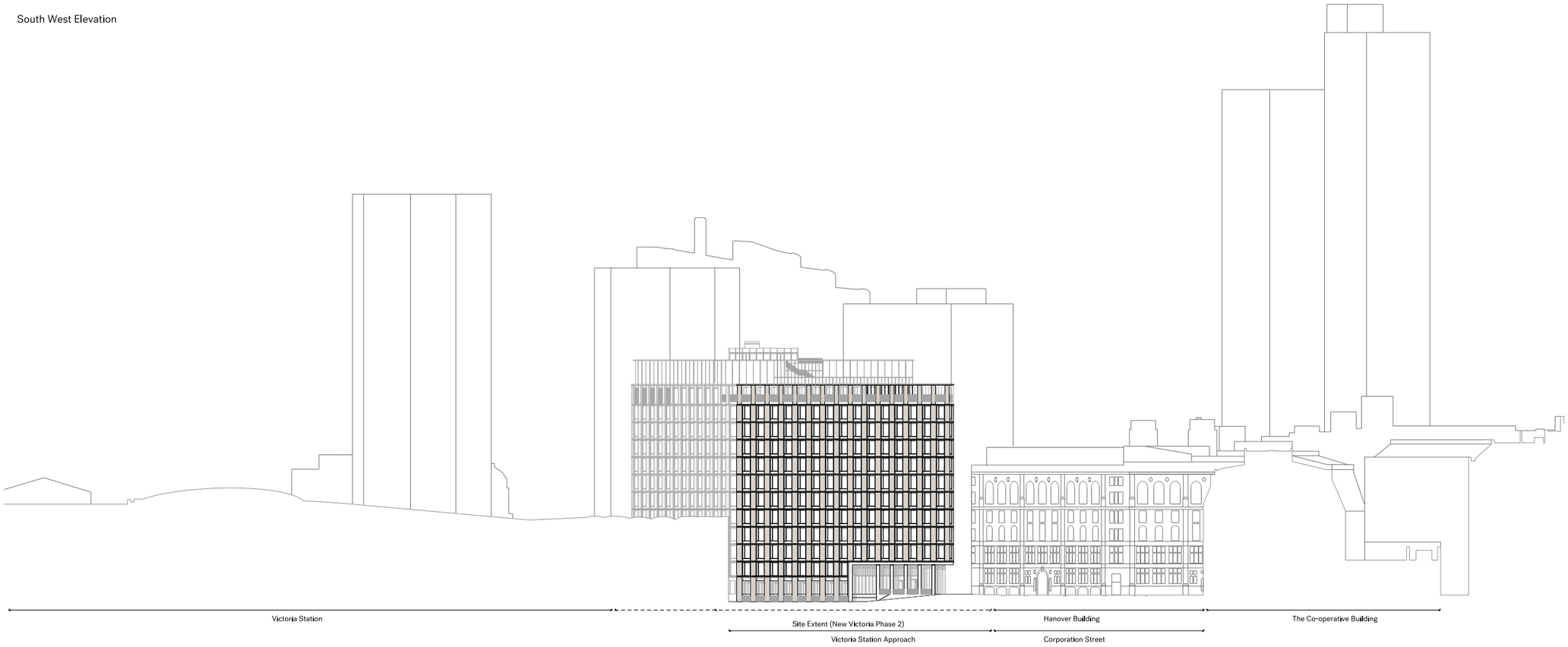
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South East Elevation



South West Elevation



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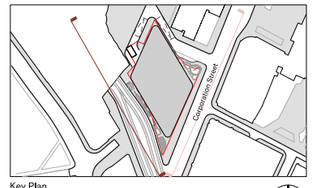
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0m 4m 10m 20m 40m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.23

Drawing Scale
1:500 @ A1 / 1:1,000@ A3

Drawing Title
Proposed Street Elevations
South East and South West

Drawn
PD

Checked
GM

Approved
NH

Drawing Status
Planning

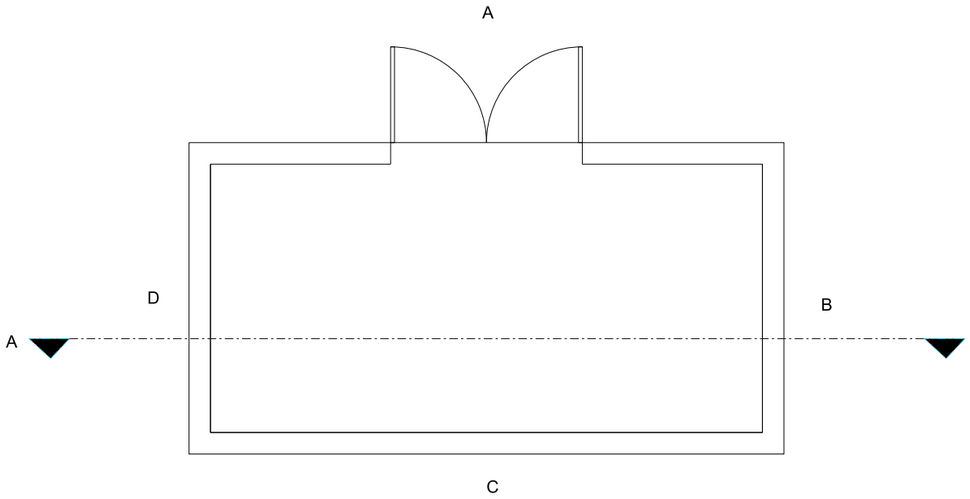
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P05	104	P1

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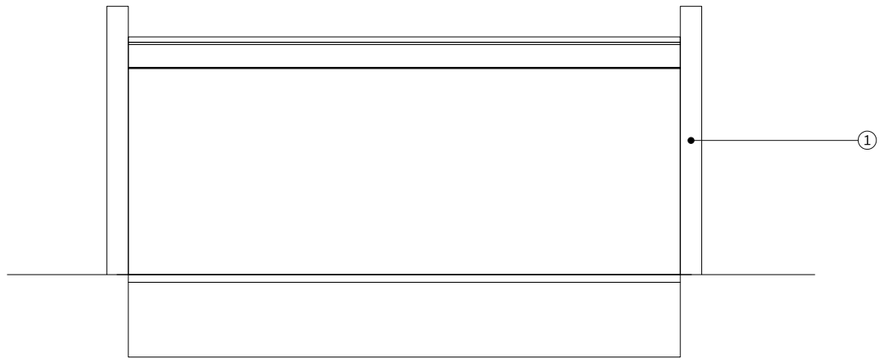
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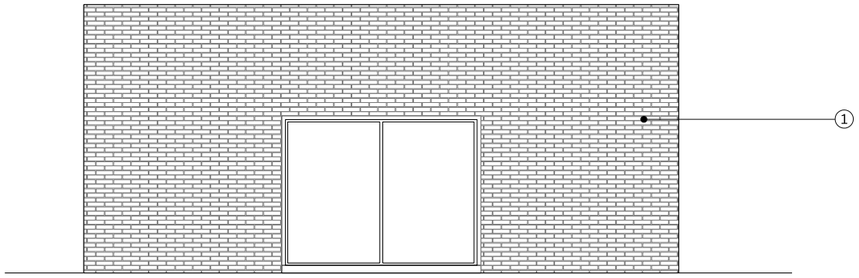
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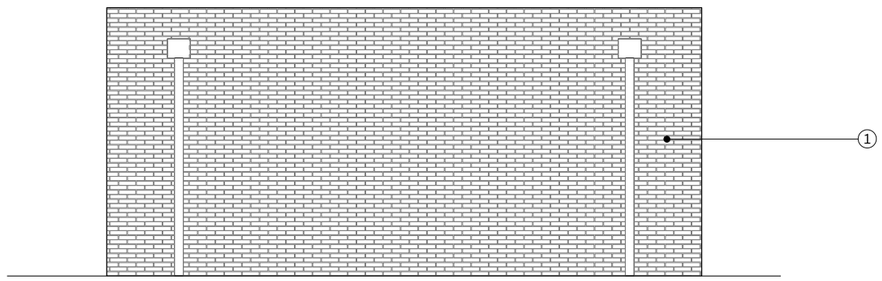
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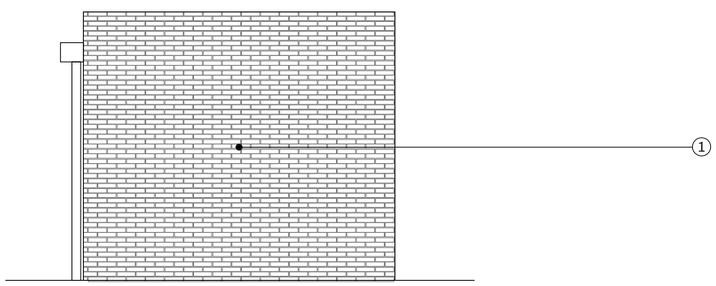
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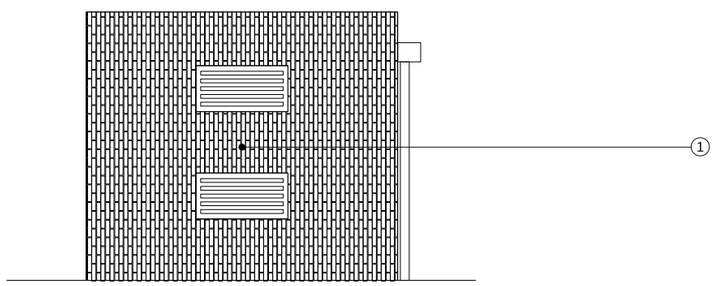
3) ELEVATION A - NORTH



3) ELEVATION B - SOUTH



5) ELEVATION C - EAST



6) ELEVATION D - WEST

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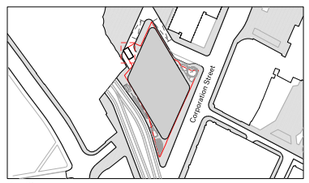
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Material Key

1 Substation enclosure dark red brick

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:40 @ A1

Drawing Title
Proposed Substation

Drawn	Checked	Approved
AP	NH	NH

Drawing Status
Planning

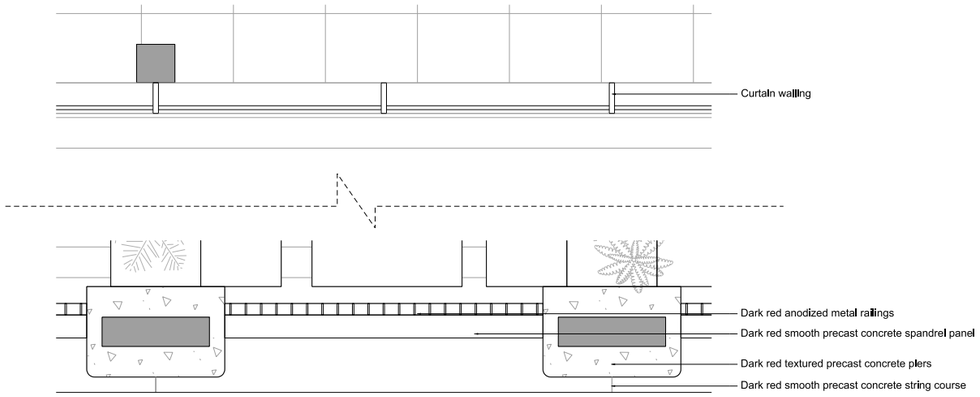
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P05	105	P1

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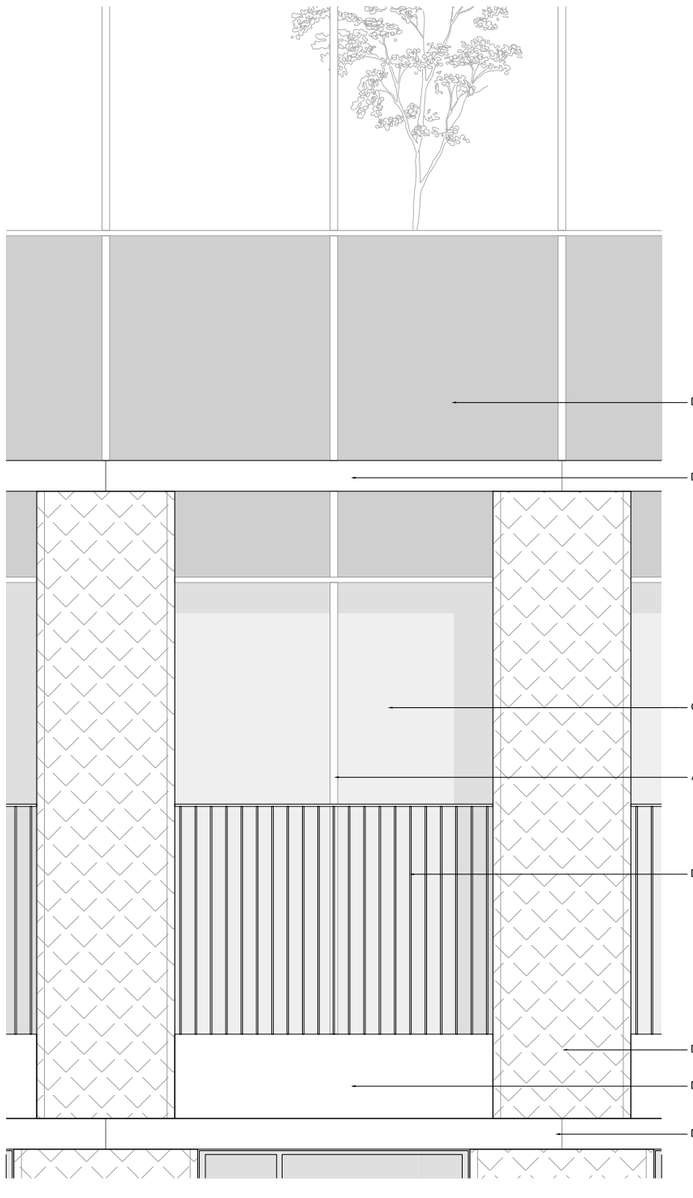
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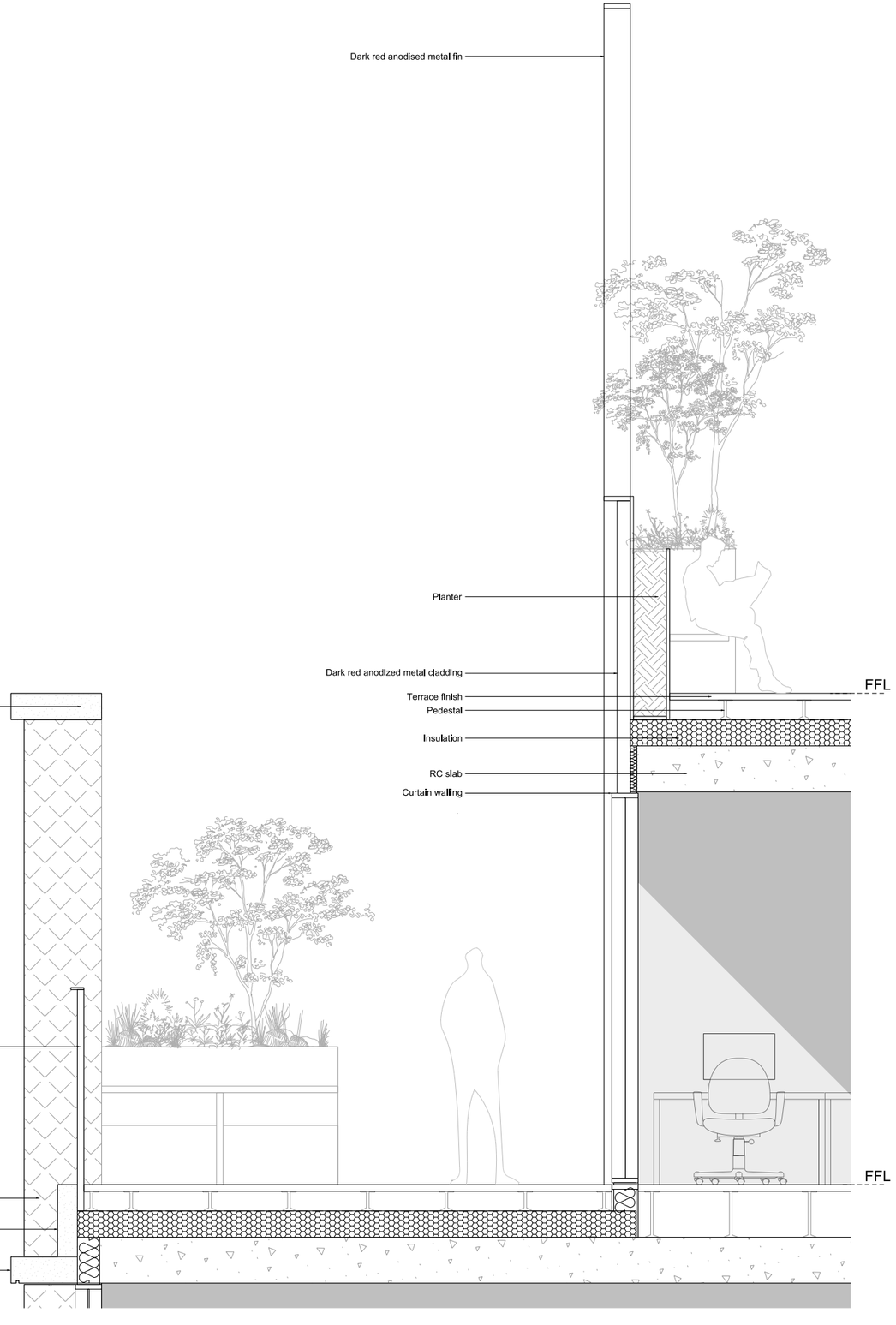
Piercy&Company



Plan



Elevation



Section

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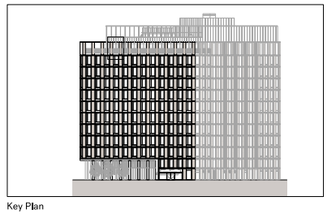
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0m 0.25m 0.5m 1m 2m

Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project

Project: New Victoria Phase 2: Office Development

Client

Toriview Ltd.

Date	Drawing Scale
06.06.2023	1:20 @ A1 / 1:40@ A3

Drawing Title

Proposed Bay Study 01

Drawn	Checked	Approved
BE	NH	NH

Drawing Status

Planning

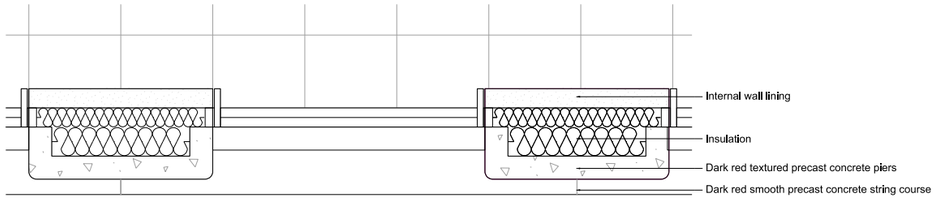
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P24	100	P1

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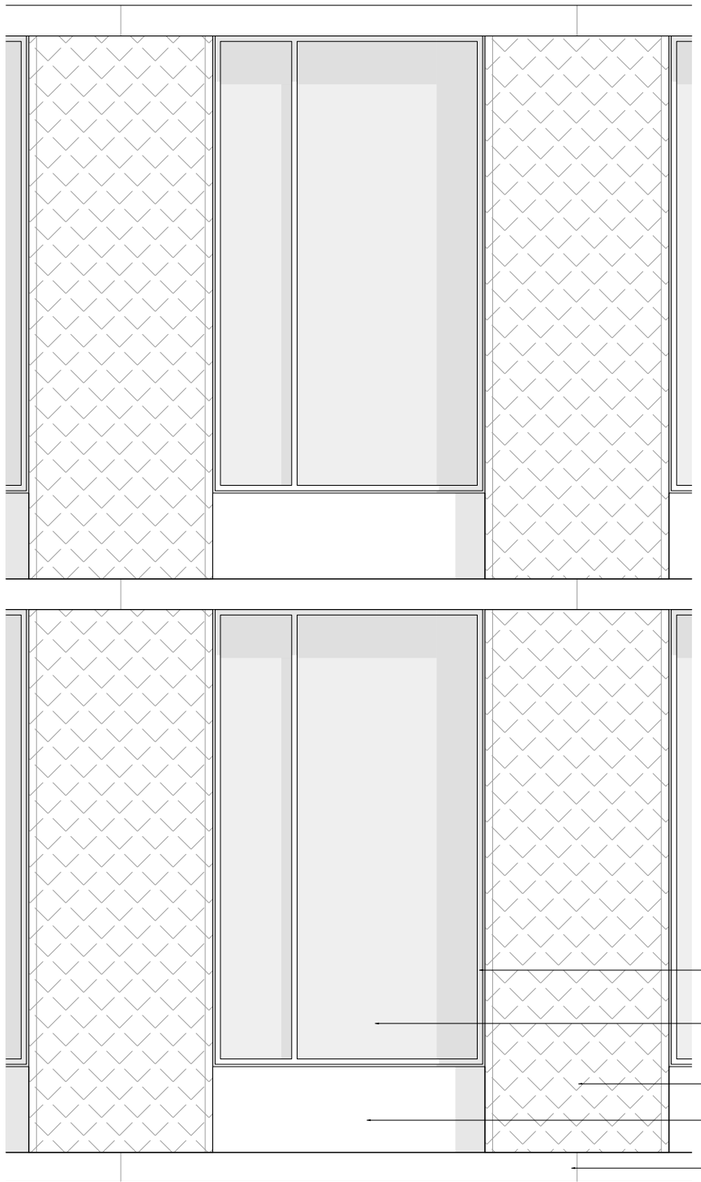
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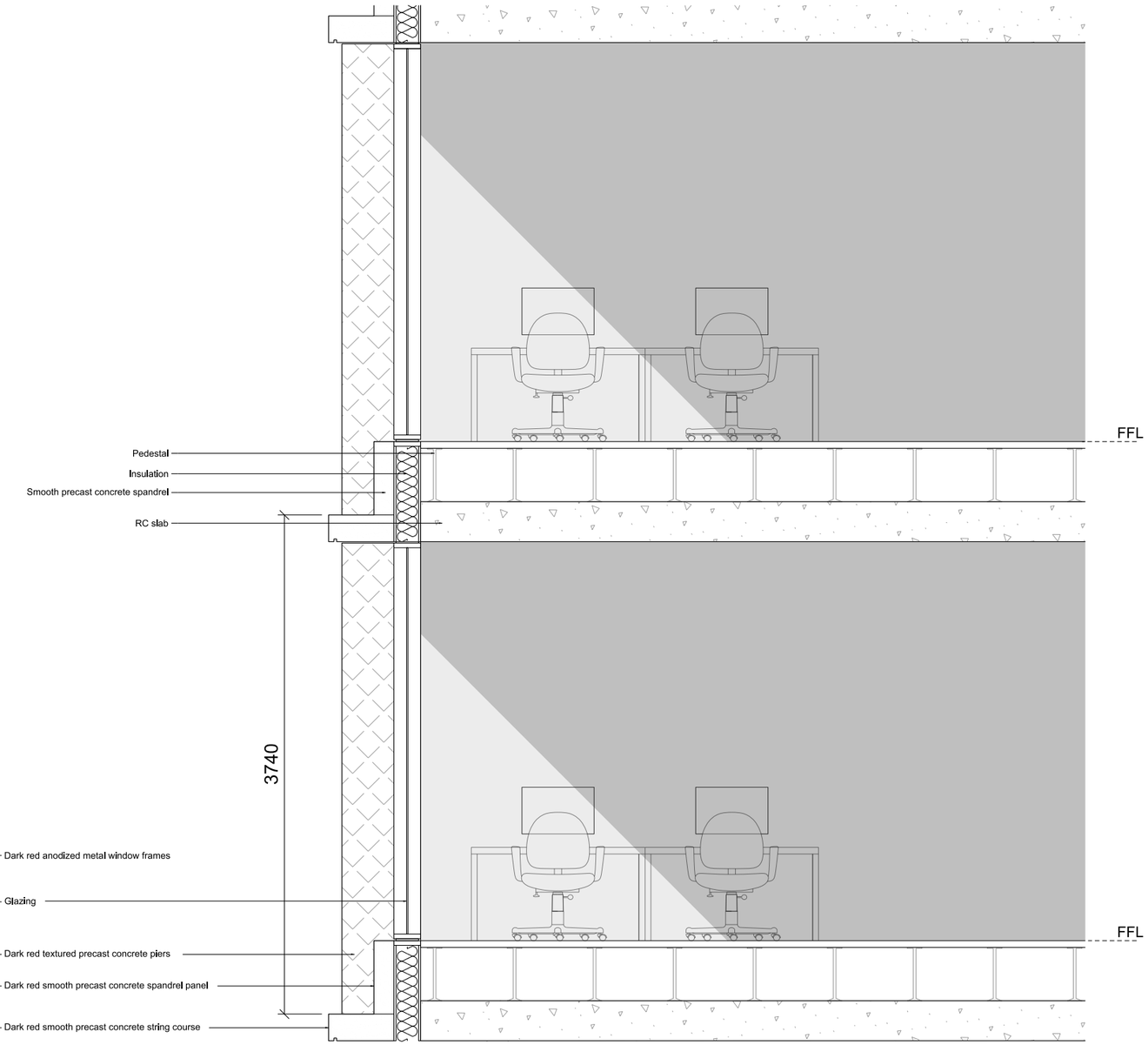
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Plan



Elevation



Section

Notes

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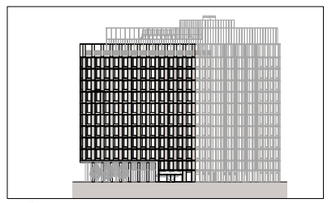
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Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
Project: New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:20 @ A1 / 1:40@ A3

Drawing Title
Proposed Bay Study 02

Drawn	Checked	Approved
BE	NH	NH

Drawing Status
Planning

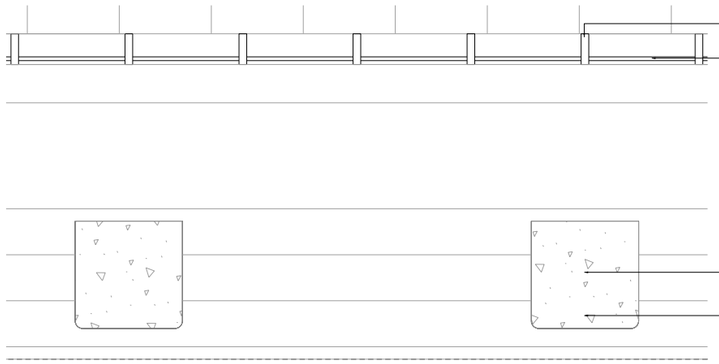
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P24	101	P1

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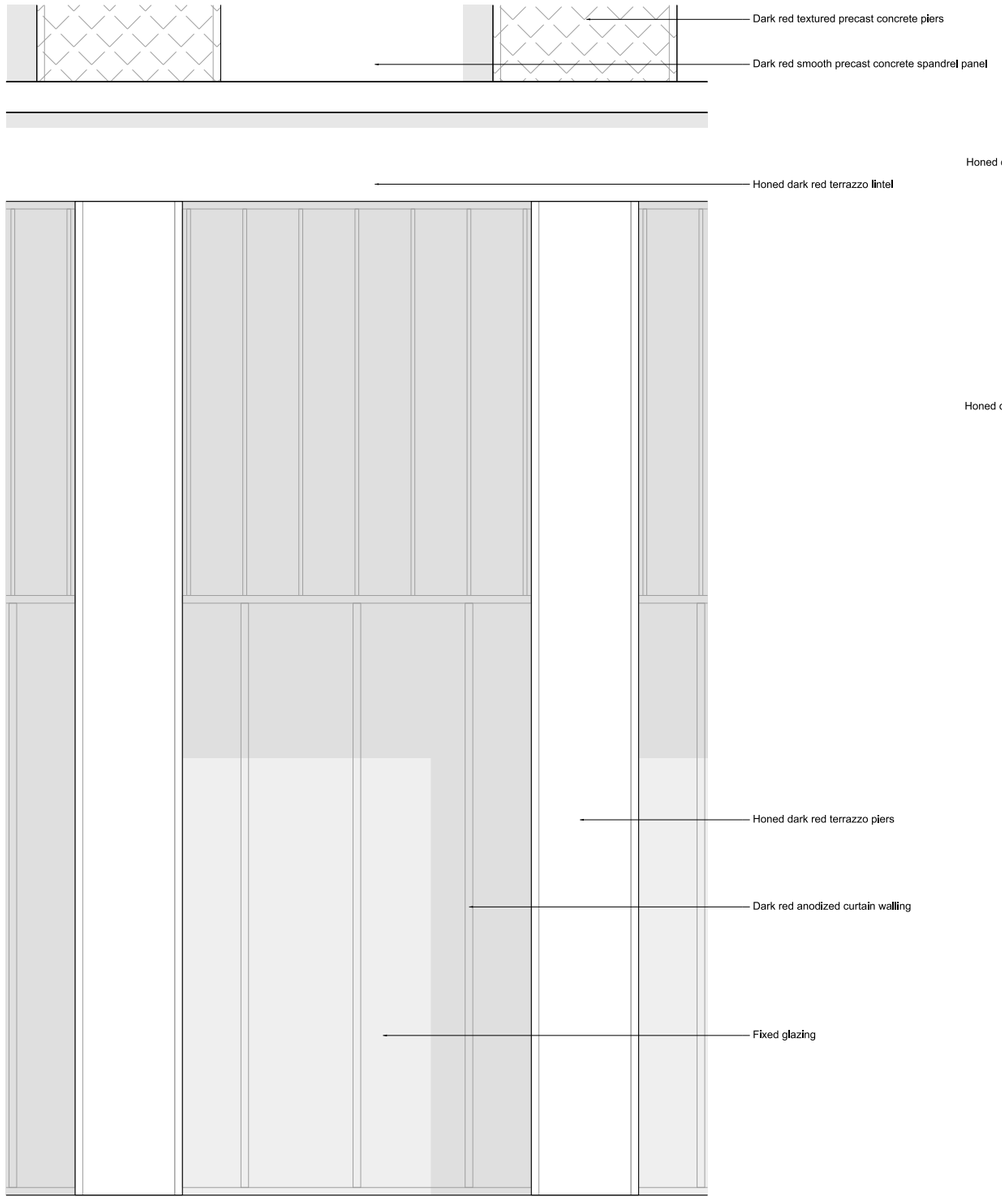
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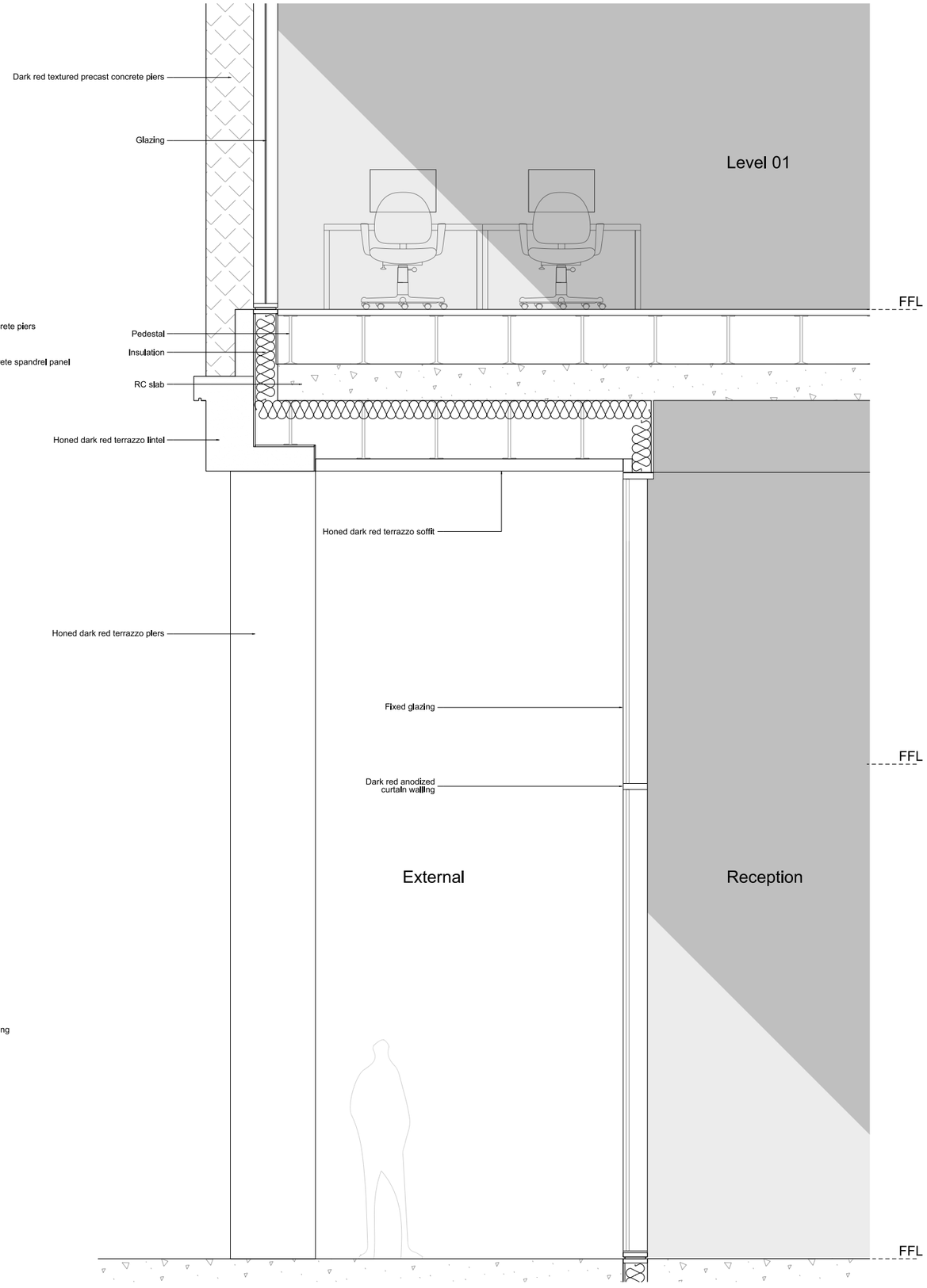
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Plan



Elevation



Section

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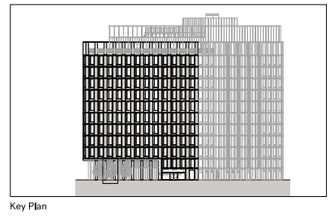
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Rev	Date	Description
P1	06.06.23	Issued for Planning



Key Plan

Project
Project: New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:20 @ A1 / 1:40@ A3

Drawing Title
Proposed Bay Study 03

Drawn	Checked	Approved
BE	NH	NH

Drawing Status
Planning

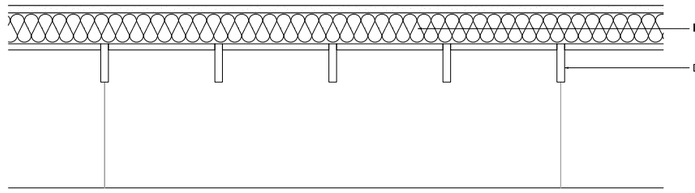
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P24	102	P1

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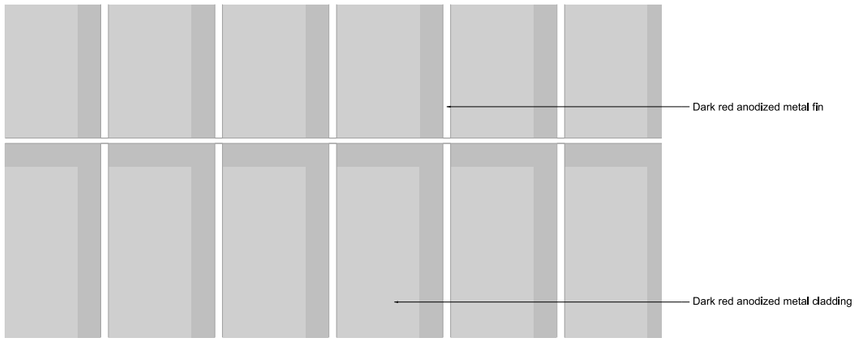
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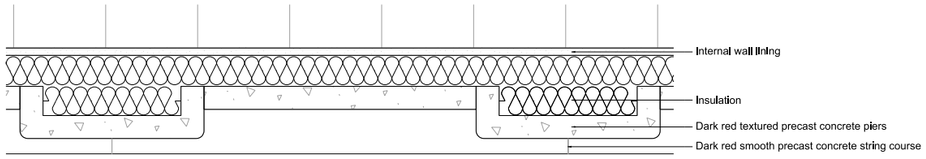
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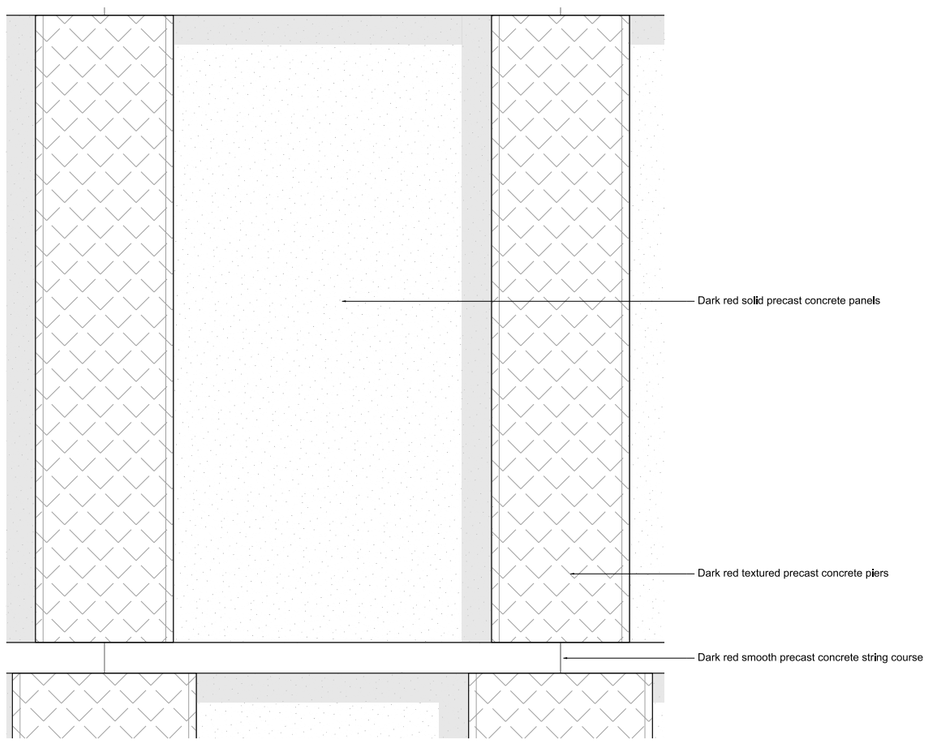
Plan



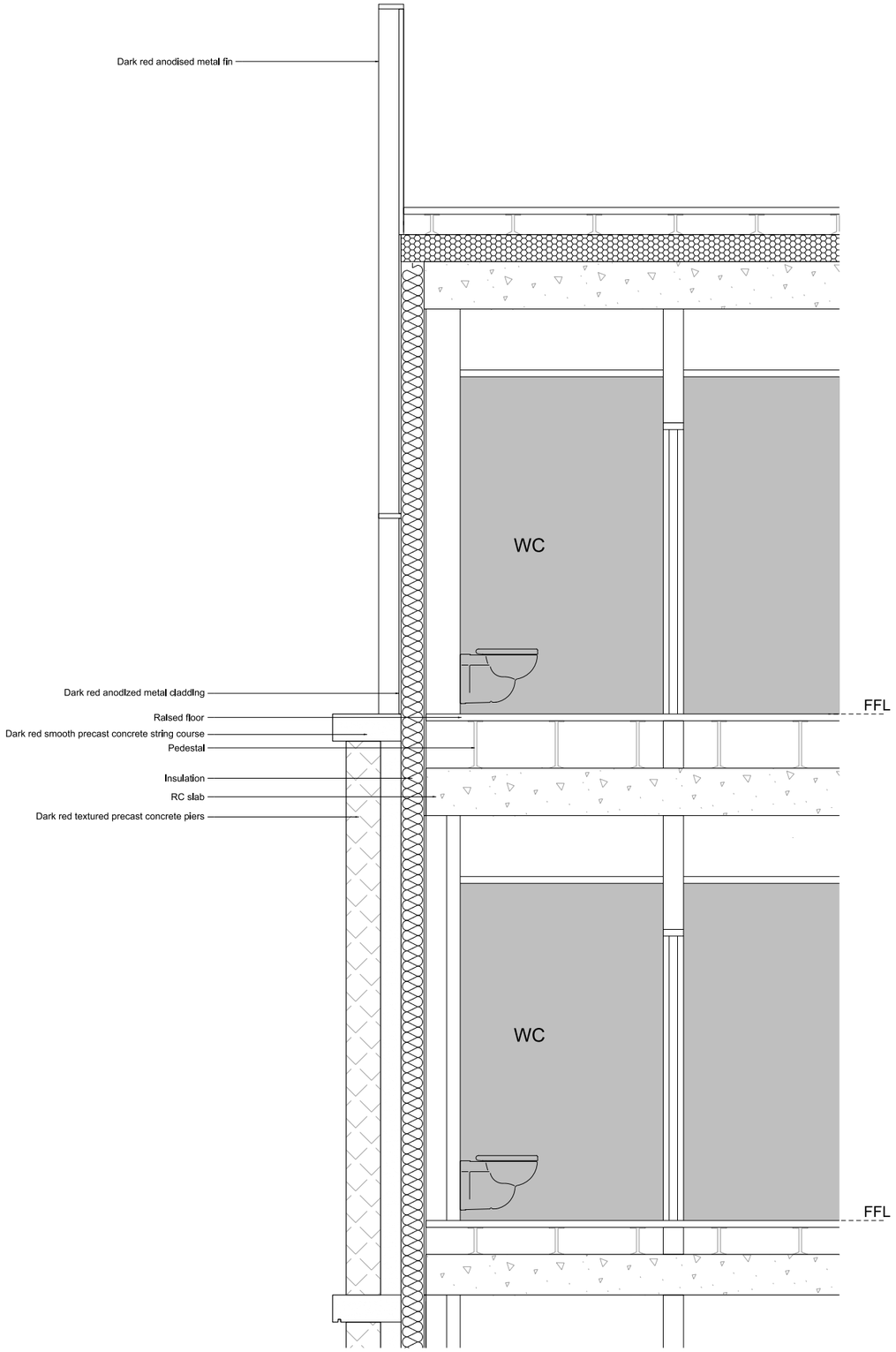
Elevation



Plan



Elevation



Section

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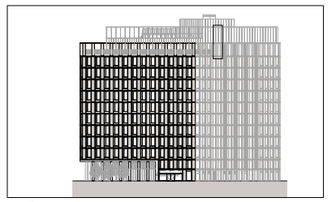
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Key Plan

Project
Project: New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:20 @ A1 / 1:40@ A3

Drawing Title
Proposed Bay Study 04

Drawn	Checked	Approved
BE	NH	NH

Drawing Status
Planning

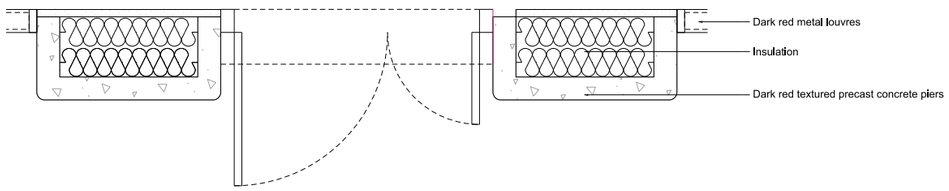
Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P24	103	P1

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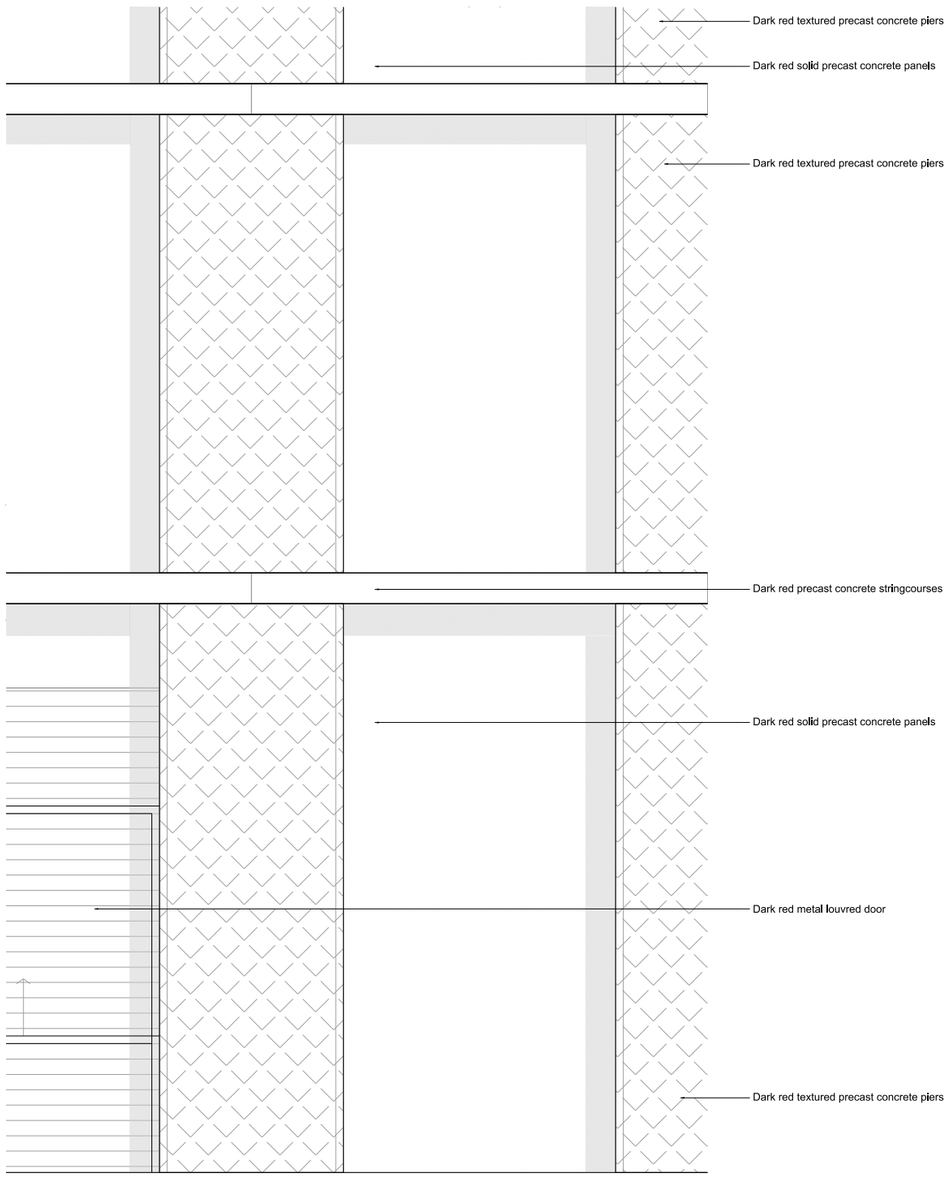
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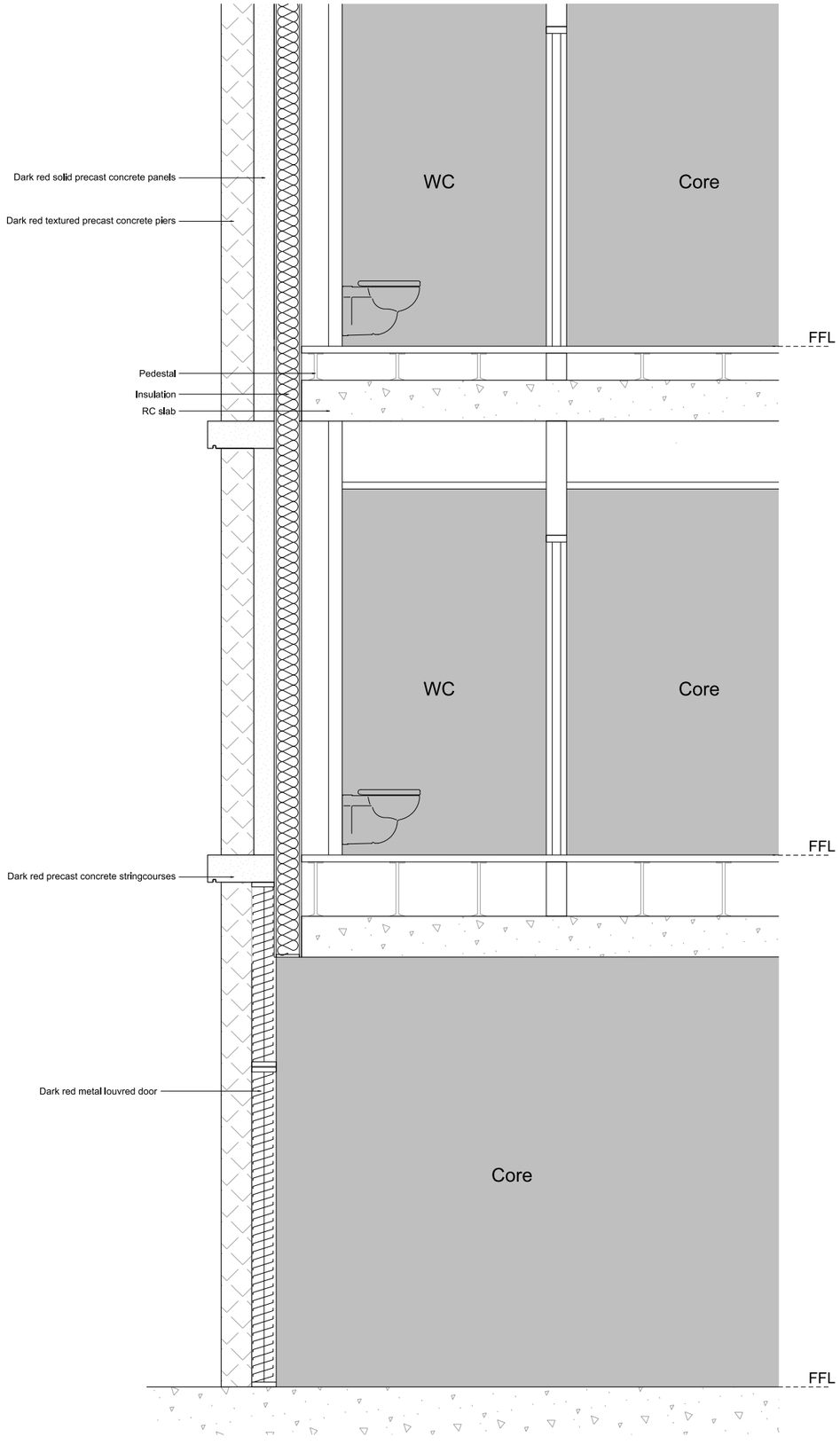
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Plan



Elevation



Section

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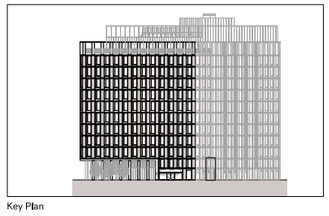
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Key Plan

Project
Project: New Victoria Phase 2: Office Development

Client
Toriview Ltd.

Date
06.06.2023

Drawing Scale
1:20 @ A1 / 1:40@ A3

Drawing Title
Proposed Bay Study 05

Drawn	Checked	Approved
BE	NH	NH

Drawing Status
Planning

Project	Discipline	Level	Series	Dwg No	Rev
13701	A	XX	P24	104	P1

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