simpsonhaugh

Great Jackson Street, Plot D – Manchester

DESIGN & ACCESS STATEMENT - ADDENDUM | APRIL 2024

Z1-SHP-A180-RP-XX-B5D803 | REVISION P01

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1.0 Introduction

PURPOSE

This document has been prepared by SimpsonHaugh to supplement documentation already submitted in support of a full planning application for the development of a residential-led, mixed use development at Plot D which forms part of the Great Jackson Street Strategic Regeneration Framework Study Area.

2.0 Consultation

Consultation

PRE-APPLICATION CONSULTATION
Pre-application consultation has taken place to ensure both neighbouring residents and businesses as well as local stakeholders are fully informed of the Proposed Development.

Full details of consultation have been prepared in the following document;
Crown Street Phase 3 and Plot D, Statement of Consultation.

This Statement explains in detail the programme of consultation that has been undertaken in order to ensure that issues could be considered and addressed as the proposals evolved. The approach has been designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2023).

In addition, the scheme has been developed in consultation with the Local Planning Authority, Statutory Consultees, key stakeholders and adjoining owners and occupiers.

The following section summarises how consultation has directly influenced the design development and how specific issues were dealt with.

MANCHESTER CITY COUNCIL
The proposals for both applications have been worked up in consultation and collaboration with the Local Planning Authority, with meetings held on:

23 September 2022,
9 November 2023
17 January 2023.

The feedback received has been constructive and supportive, the LPA were supportive of the uses proposed, design approach to the buildings and spaces surrounding them - particularly that the proposals create strong links and legibility within and around the Site to facilitate inclusivity and promote active and sustainable travel for new and existing residents including those in surrounding areas.

The technical team has engaged with relevant technical and statutory consultees, specific engagement with MCC technical officers is as follows:

Highways
A number of meetings were held with MCC Highways team to discuss the following key areas:

- **Melbourne Street**
  As part of the Proposed Development, Melbourne Street is proposed to change to one way, with servicing / deliveries circulating back on to Great Jackson Street.

- **Re-location of on street parking bays**
  As part of the proposed works to Great Jackson Street / Melbourne Street it was necessary to propose relocating some of the on street parking bays, to better suit the Proposed Development and wider Framework area.

- **Servicing strategy / loading bays**
  Provision of loading bays for the tower and office, the position of the bay relative to the land ownership and the overall dimensions of each bay were discussed with the Highways Team.

Early engagement with the Highways Team allowed the design development to progress purposefully with a robust solution to ensure appropriate access arrangements for pedestrians, vehicles and cycles..

LOCAL WARD COUNCILLORS
Several individual virtual Councillor briefing meetings took place with Deansgate and Hulme Ward Councillors on 18, 20 and 24 January 2023. The purpose of these meetings was to outline the emerging proposals, offer the Councillors an opportunity to share their views and discuss how they relate to existing communities and the wider area within which the Proposed Development, as identified in the two applications, will sit.

The Local Ward Councillors generally supported Renaker progressing with the final components of the masterplan.

PLACES MATTER! DESIGN REVIEW PANEL
The proposals for Phase 3 and Plot D were presented to the Places Matter! Design Review Panel on 17 November 2022.

A full response to the written comments from the PlacesMatter! Panel is included in the Design and Access Statement.

MANCHESTER AIRPORT SAFEGUARDING GROUP
Manchester Airport Safeguarding Team (MAG) and National Air Traffic Services (NATS) were contacted regarding the proposals.

Manchester Airport was consulted in December 2022. They noted that the building will infringe the Outer Horizontal Surface by 74m, but there is no expected impact on the IFPs. No objection was made to the Proposed Development.

Consultation with NATS confirmed requirements to update the radar system and Standard Building Mitigations, which is expected for development of this height. No objection was made to the Proposed Development.

HISTORIC ENGLAND
Historic England was e-mailed on the 21 of November 2022 providing details of the Crown Street Phase 3 and Plot D proposals alongside a request for further pre-application consultation.

They responded on the 28 of November confirming no further consultation was needed.

COMMUNITY CONSULTATION
One of the most important aspects of the consultation strategy is wider community consultation. The Site is located in an area that is in the process of substantial regeneration.

During COVID-19, public consultation on adjacent and nearby sites was undertaken virtually in the form of an online consultation web page. This method proved successful in increasing the number of people who visited the website and also, providing an opportunity for interested parties to listen to a presentation from the design team.

The design team were not only on hand to present the Proposed Development online, but also fielded questions following. Additionally of the feedback received the design team were able to respond to specific suggestions and queries. These responses are incorporated within the: Crown Street Phase 3 and Plot D Statement of Consultation, June 2023.

Comments received related to the design, height and architectural quality of the buildings, use of the public realm, construction impacts, microclimate impacts, relationship to existing building and access, transport and highways. All comments have been reviewed by the design team and incorporated where possible, where this is not possible a justification for the approach has been presented.

A number of directly positive comments were made as follows:

"The massing and scale of Plot D is excellent with a high quality residential development that differs to its neighbouring buildings. I support the use of the top floor as a restaurant and the proposed estate management office."

"Love the fact there will be a public restaurant at the top."

"Great that Manchester can deliver tall buildings of this scale."

"Impressed."

STATUTORY CONSULTEES

In addition to engagement prior to the submission of the application, engagement with statutory consultees through the determination process has provided correspondence most notably from the Health and Safety Executive.

The notes below describe correspondence between the HSE and the design team, and the proposed measures to be implemented to address their concerns. These notes will be supplemented by a Technical Note prepared by the Fire Engineer, Tenos.

HEALTH AND SAFETY EXECUTIVE (HSE)

August 2023

HSE Advice, ref pgo-3552, to LPA identified concerns relating to the location of a commercial unit (restaurant) on the 71st storey linked to the residential accommodation by way of lobbies to the protected stairs and fire fighting stairs and questioned how this related to the adopted fire safety standard.

September 2023

In response, the Fire Engineer, Tenos, prepared a Technical Note ref TS220375-N04-ISSUE03, which was issued to the HSE via the LPA in September 2023. This provided further information on the way in which the fire safety design minimises the potential for a fire in the restaurant area to impact on the means of escape arrangements from the residential areas and described how the proposed designs meet the functional requirements of the Building Regulations and suitably mitigate the risk that the guidance in the fire safety standards seeks to address.

The note also referred the HSE to minutes of the design team's consultation, pre planning, with the statutory authorities under the Building Regulations, Manchester City Council Building Control (MCCBC) and the Greater Manchester Fire and Rescue Service (GMFRS) high-rise team to discuss the fire safety arrangements for the site, during which this shared escape arrangements were discussed.

October 2023

The HSE provided a further substantive response, pgo-3957, acknowledging the information received and requesting;

Details of Greater Manchester Fire Service's explicit agreement to the principle of the use of residential escape stairs by guests of the restaurant.

Confirmation as to whether the consultation with GMFRS formed part of a qualitative design review (QDR) process and confirmation that a QDR process was underway as this would provide confidence that the proposed performance- based design was being taken forward in accordance with relevant guidance such as BS7974. In particular, that failure of active systems that support this design has been considered, commonly referred to as a "what if" study.

December 2023.

A consultation meeting was held between the HSE, the LPA, Renaker, SimpsonHaugh and Tenos on 7 December 2023.

The full fire strategy for the building, which deals with a number of the 'what if' scenarios described above was tabled and discussed.

Amendments to the restaurant layout to introduce additional ventilated lobbies between the restaurant accommodation and the escape stairs and firefighting lobby were tabled.

Tenos confirmed that the consultation with GMFRS and MCCBC was part of the initial stages of a QDR

The measures described were agreed as acceptable in principle subject to Renaker providing the HSE with:

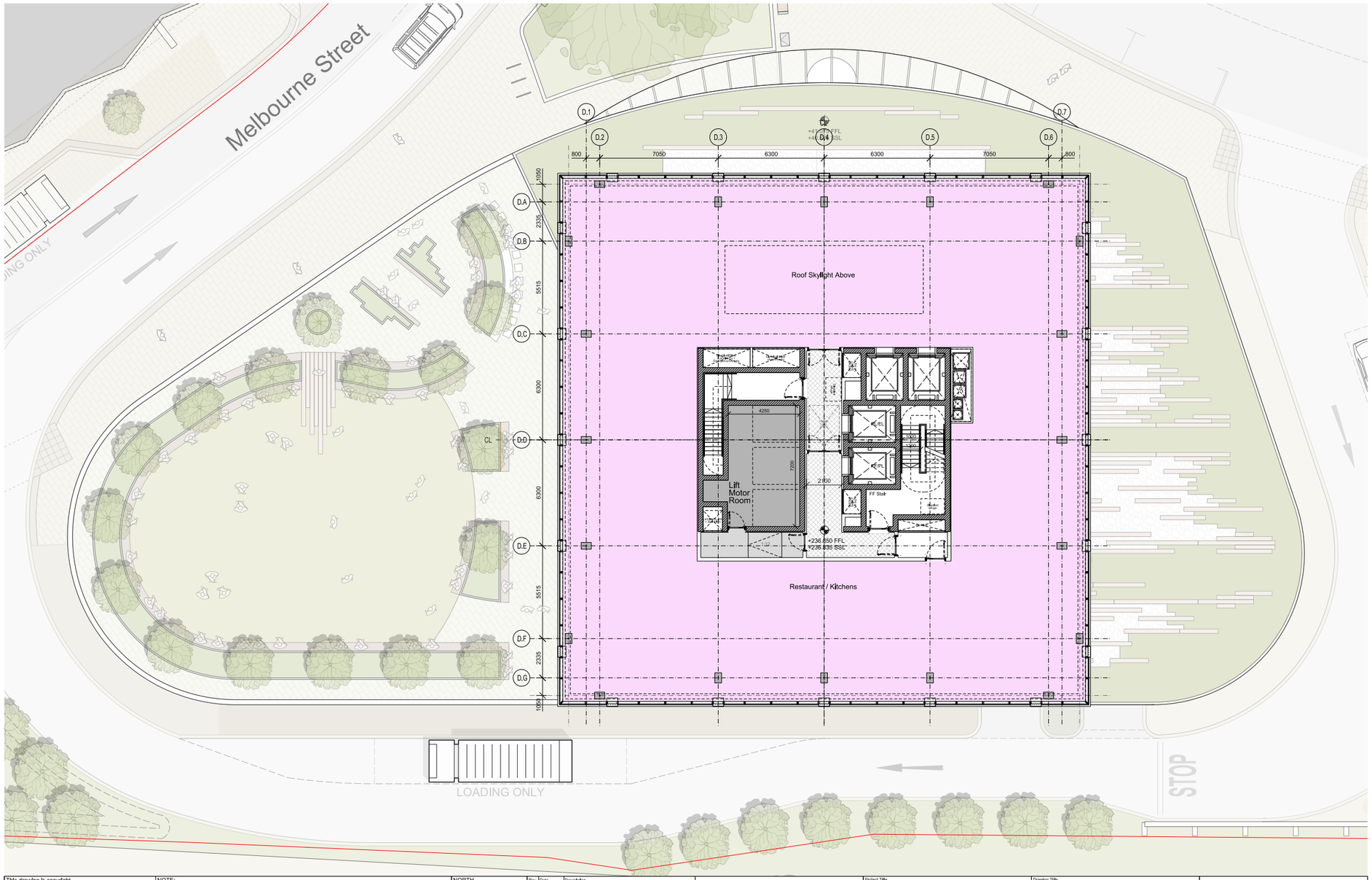
- Updated plans to show inclusion of 2 x additional ventilated lobbies.
- Confirmation from GMFRS that they are comfortable with the proposals and their advice remains unchanged since pre application stage
- The Tenos Fire Safety Strategy Report
- Confirmation that a Quantitative Design Review has taken place and will be formalised in a report.

Updated Drawings

The amendments to the drawings are illustrated in the following pages, captured on the updated drawings:

10419-Z1-SHP-G100-PL-70-B5D801 - Z1 Site - Level 70 Plan

10419-TD-SHP-G200-PL-70-B5D801 - TD Tower - General Arrangement - Level 70



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All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Scale Bar
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NOTE:

NORTH

Rev	Date	Description
P 01	20-04-2023	Planning Issue

TD OB

Project Title
Great Jackson Street - Plot D
Manchester

Drawing Title
TD Tower
General Arrangement Plan
Level 70

Job No	Scale	Date
10419	1:100 @ A1	APR 2023

Status
Planning

Drawing No
10419-TD-SHP-G200-PL-70-B5D801

Revision
P 01

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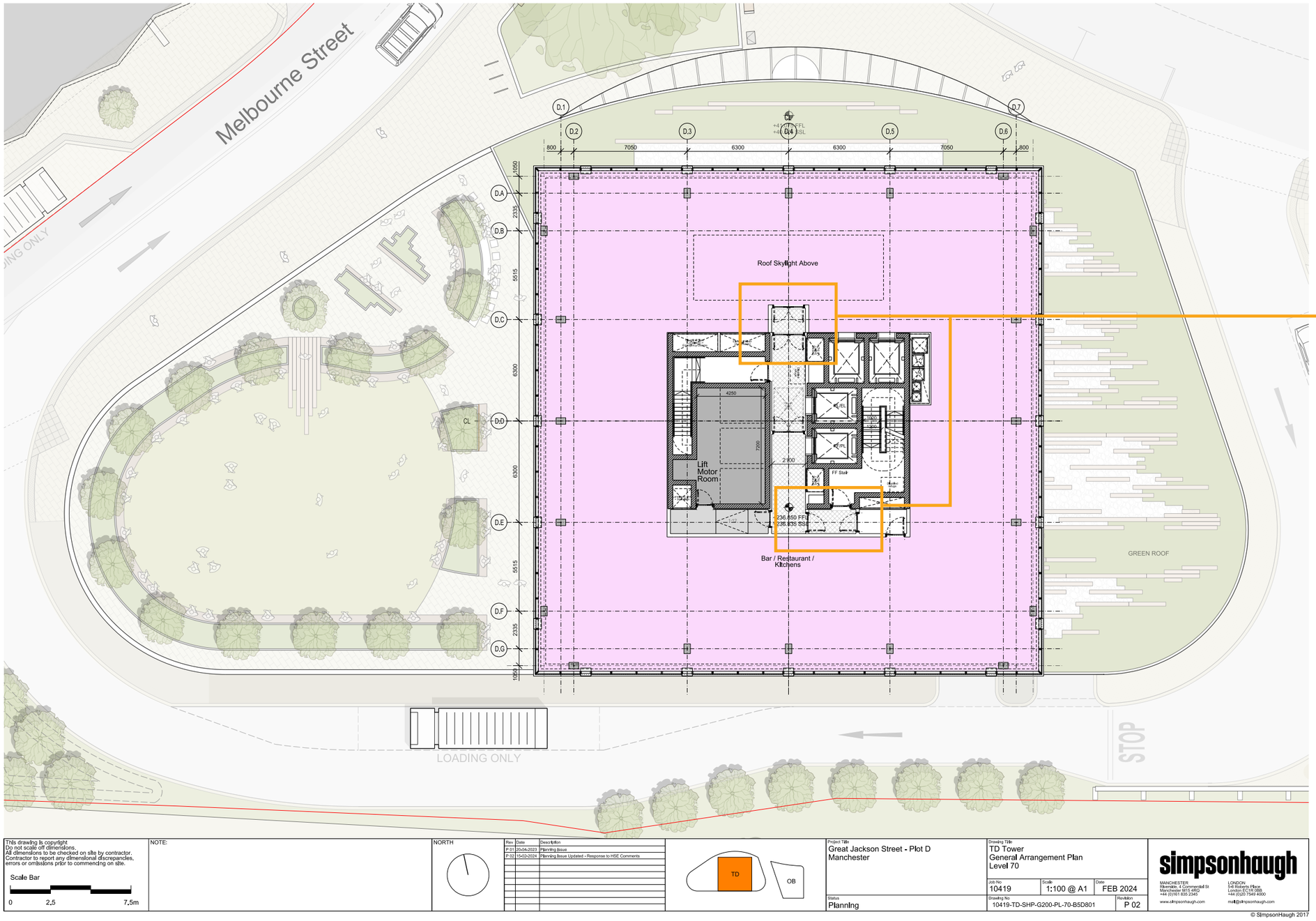

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NOTE:

NORTH

Rev	Date	Description
P 01	20-04-2023	Planning Issue
P 02	15-02-2024	Planning Issue Updated - Response to HSE Comments

TD OB

Project Title
Great Jackson Street - Plot D
Manchester

Drawing Title
TD Tower
General Arrangement Plan
Level 70

Job No 10419 | Scale 1:100 @ A1 | Date FEB 2024

Status Planning

Drawing No 10419-TD-SHP-G200-PL-70-B5D801 | Revision P 02

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Amendments in response to HSE comments.

Additional ventilated lobbies have been provided to both means of access to the escape stairs at Level 70 to minimise the risk of smoke ingress from a fire in the restaurant to the stair serving residential levels below.

3.0 Planning Policy

3.1 The Development Plan

The 'Planning and Tall Building Statement, Crown Street Phase 3, Great Jackson Street' covers in detail the relevant planning policy framework which forms the basis for the consideration of the Proposed Development.

Relevant Core Strategy with regard to design and access, is outlined in further detail across the following chapter, supplementing the DAS:

- Core Strategy Policy SP1 – Spatial Principles
- Core Strategy Policy CC3 – Housing
- Core Strategy Policy CC6 – City Centre High Density Development
- Core Strategy Policy EN1 – Design Principles and Strategic Character Areas
- Core Strategy Policy EN2 – Tall Buildings
- Core Strategy Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Core Strategy Policy EN6 – Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
- Core Strategy Policy EN8 – Adaption to Climate Change
- Core Strategy EN11 - Quantity of Open Space, Sport and Recreation
- Core Strategy Policy CC9 – Design and Heritage
- Saved UDP Policy DC18.1 – Conservation Areas
- Saved UDP Policy DC19.1 – Listed Buildings
- Core Strategy Policy DM1 – Development Management
- Core Strategy T2 - Accessible areas of opportunity and need
- Places for Everyone - Joint Development Plan 2022-2039

CORE STRATEGY POLICY SP1 – SPATIAL PRINCIPLES

The spatial principles behind Manchester's Core Strategy seek to emphasise the role of the City to the Greater Manchester economy, and also ensure that the City grows in a way which reflects the aspirations of its residents.

The Site is within the Regional Centre and City Centre. Policy EC3 includes housing as an appropriate use in the Regional Centre where this complements the development of mixed use employment areas, such housing will generally be higher density.

CORE STRATEGY POLICY CC3 – HOUSING

CC3 specifically includes the Southern Gateway, in which the proposal is located, as a key location for residential development. It notes that developments in the City Centre will comprise apartments that are of a high standard offering accommodation which suites a range of occupants.

CORE STRATEGY POLICY CC6 – CITY CENTRE HIGH DENSITY DEVELOPMENT

High density development in this location is supported by Core Strategy Policy CC6. Through design development, the layout, massing, Site position and facade have been tested and refined so that the buildings reach their potential and provide a high-quality addition to Manchester's built environment and skyline.

CORE STRATEGY POLICY EN1 – DESIGN PRINCIPLES AND STRATEGIC CHARACTER AREAS

Policy EN 1 seeks to ensure that all developments follow the seven principles of urban design (Character, Community and Enclosure, Quality of Public Realm, Ease of movement, Legibility, Adaptability and Diversity). In the City Centre developments are expected to consider the City's heritage. It is noted that there is an opportunity to create landmark buildings that positively relate to the street level and quality areas of public space and permeability should be realised.

CORE STRATEGY POLICY EN2 – TALL BUILDINGS

Policy EN 2 relates specifically to tall buildings - ensuring they are of an excellent design quality and contribute to the skyline acting as landmarks. On this basis, the proposals accord with Advice Note 4 and will deliver a functional design and meets the requirements of Policy EN2 with regard to creating an attractive pedestrian environment.

CORE STRATEGY POLICY EN4, EN6 AND EN8

Policy EN4 seeks to ensure that all development is designed to improve energy efficiency and incorporate low and zero carbon technologies.

Policy EN6 provides specific targets that developments should achieve.

Policy EN 8 seeks to ensure that all developments are adaptable to climate change by virtue of there design, layout and siting.

CORE STRATEGY POLICY EN11 - QUANTITY OF OPEN SPACE, SPORT AND RECREATION

Identifies opportunities for open sport and recreation space across Manchester. with new open spaces being interconnected and accessible to all.

CORE STRATEGY POLICY CC9 – DESIGN AND HERITAGE

Policy CC 9 seeks to ensure development preserve or enhance heritage assets. It supports high density development in the City Centre but recognises the design challenges that need to be overcome.

The proposed design is a considered response that provides a high quality development on a site that is currently underutilised and fails to make a positive contribution to the local streetscape or wider built environment in line with Core Strategy Policy CC9.

SAVED UDP POLICY DC18.1 & 19.1

Saved UDP Policy DC 18 and DC 19 apply to developments within the setting of Conservation Areas or Listed Buildings, with developments preserving or enhancing the setting of historic assets.

CORE STRATEGY POLICY DM1 – DEVELOPMENT MANAGEMENT

Policy DM 1 includes specific issues that developments must have regard to. Accessibility is key to this with the supporting text referring to DFA2.

CORE STRATEGY POLICY T2 - ACCESSIBLE AREAS OF OPPORTUNITY AND NEED

T2 seeks to ensure that new development is accessible to all in terms of its location `and connections to the wider City and also provision of car parking that reflects the accessible nature of a site.

CORE STRATEGY COMPLIANCE

The Core Strategy fully supports high density, tall buildings within this area. In line with the Core Strategy policies, the Proposed Development has been designed to the highest quality to positively contribute to the City's Skyline. The technical team has been involved in every step of the design process to ensure that microclimate issues, access, energy and sustainability considerations have been factored into the design from the outset.

PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN 2022-2039

Places for Everyone was in draft during the preparation of the Proposed Development and therefore was a material consideration as the Proposed Development was being designed.

Since its adoption in March 2024, the relevant policies have been reviewed in relation to design and access and these include:

POLICY JP-H3: TYPE, SIZE AND DESIGN OF NEW HOUSING

Policy JP-H3 states that Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence. Additionally JP-H3 states that all new dwellings must:

1. Comply with the nationally described space standards; and

2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

All units within the Proposed Development comply with the nationally described space standards. Due consideration has been given to the provision of 'accessible and adaptable' units (covered in detail in chapter 4).

The Proposed Development contains 10% accessible and adaptable units to M4(2) standard. The challenging site specific wind conditions have led to increased structural core thicknesses to mitigate the effects of sway acceleration. As such there is a reduced usable floor area available to allow all units to fully comply with Part M4(2). The design team will however seek to, where possible incorporate achievable dimensional M4(2) elements within the available apartment areas.

3.2 Relevant Material Considerations

Design and Access
The 'Planning and Tall Building Statement, Crown Street Phase 3, Great Jackson Street' covers in detail the relevant planning policy framework which forms the basis for the consideration of the Proposed Development. Relevant policy with regard to design and access, is outlined in further detail across the following chapter, supplementing the DAS:

National Planning Policy Framework
The National Planning Policy Framework (NPPF) (revised version published December 2023) articulates the priorities of the Plan for Growth within planning policy. The NPPF is clear that the purpose of the planning system is to promote sustainable development (Paragraphs 7 and 8).

Section 5 seeks to deliver a sufficient supply of homes with sufficient access to services and employment opportunities. Section 8 seeks to promote healthy, inclusive and safe places with beautiful buildings. Places should be designed so that they are safe and accessible (Para 96). Section 12 seeks to ensure that developments are well designed with high quality, beautiful and sustainable buildings and places being fundamental (Para 131).

Relevance to Plot D:
The proposals have ensured the highest quality design for the buildings, private and public spaces. Throughout the design process care has been taken to ensure that the proposals support strong, vibrant and healthy communities allowing residents of not just the Proposed Development but the wider Great Jackson Street area access to safe and well designed open spaces.

The proposals have been designed in line with the NPPF and further policies and guidance to be accessible to all.

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)
This document specifically references accessibility with regard to Design for Access 2, this is covered in further detail under separate heading and in the following chapter.

Manchester Residential Quality Design Guidance SPD (2017)
The Residential Quality Guide to Development in Manchester sets a number of design criteria that should be followed for residential schemes.

Opportunities to Meet
Residential development requires local amenities such as local shops, community facilities and recreation space, which can act as focal points for residents to come together and interact with one another. Within buildings, the lobbies, lifts, stairs and corridors shape the most local experience of a place, with shared access and communal space creating a strong sense of ownership and community.

Relevance to Plot D:
The Proposed Development incorporates the following relevant criteria with regard to access. Shared access through a generous double height 24hr concierge space serving a secure lift lobby. At ground and first floor communal amenity spaces are provided to allow residents to meet and opportunities to work or play together, through the provision of workspace and external amenity. Gym and swimming pool facilities are located towards the very top of the building for all resident's use.

Housing for All
Different groups have specific needs; for younger families it might be the relationship to play space and play facilities; for the older generation it may be more restorative spaces with access to medical services.

Development must also consider how it might become adaptable in the future, taking into consideration changes in population that might take place in the future as well as the life cycle of its residents.

Relevance to Plot D:
Within the wider Great Jackson Street Framework area, the Proposed Development benefits from play space and facilities within the Crown Street Phase 2 public park, medical services within Crown Street Phase 1. Siginificant amenity provision inluding gym and a swimming pool at the upper levels of the tower are provided for the use of all residents in addition to external terrace spaces.

Opportunity for adaptable residential units to meet with changing user demands over time are covered in further detail in the section on Design for Access 2 (Section 4.0).

The RQG 2017 continues that Manchester is, by its very nature, a sustainable location with access to a range of facilities and served by a range of transport modes. A key goal for Manchester is to reduce its CO 2 emissions and develop a sustainable future. At the same time, the city needs to continue to function and retain its competitiveness. As a consequence, there is a need to balance the provision of sufficient parking with the need to encourage different, more sustainable modes of transport and working towards reducing the dependence on the car.

Dealing with Cars
Providing sufficient car parking in an appropriate manner is important in ensuring that cars do not dominate the street

Relevance to Plot D:
Vehicular access has been fully considered, the provision of a three storey basement across the majority of the site, allows for an appropriate proportion of parking (supplemented with EV charging facilities), without dominating the streetscape and public realm.

Design for Access 2 (2003)
The Design for Access Manual was published in December 2003, providing practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.

The aim of Design for Access 2 is to provide guidance on best practice. However, it is acknowledged that it may not always be possible to meet all the standards. Design principles that will help to achieve accessible development that are relevant to the Proposed Development include the approach taken to developing inclusive design, the key issues and difficulties of the particular scheme, and the sources of advice and guidance used.

Relevance to Plot D:
Considerations against DFA2 and other relevant legislation have been considered in further detail in the following chapter (Section 4.0).

Great Jackson Street Framework (2018)
The Framework sets out a series of urban design and development principles as well as an illustrative masterplan and indicative development matrix. It reinforces the opportunities for height within this part of the city centre, as identified within previous versions of the Great Jackson Street Development Framework.

Relevance to Plot D:
The Framework identifies the importance of development making allowances and provisions for delivering the social and community infrastructure necessary to support new and existing residents to ensure a sustainable neighbourhood is created. This has been addressed through the provision of the independent commercial office building, and the public restaurant at Level 70 of the tower.

The Framework details the importance of improving the pedestrian environment through active frontages and appropriate landscaping, as well as strengthening connections with Hulme Park. These are directly addressed with the approaches taken to making meaningful and high quality public realm around the landing points of the Hulme Footbridge.

Increased separation between buildings is proposed where higher density developments are located. The reduction in tall buildings from two to one allows greater separation between buildings, resulting in more sunlight penetration to public spaces.

The Design and Access Statement provides a detailed summary of the relevant sections of The GJS Framework and the Proposed Development.

Tall Buildings - Historic England Advice Note 4 (2022)
This advice note identifies a series of steps that should be undertaken in terms of pre-application consultation and how tall buildings can have a positive relationship with; Heritage assets and their setting, important views and the impact on the skyline.

These items are covered in further detail in the Planning and Tall Building Statement.

4.0 Accessibility

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4.1 Introduction

This document provides a summary of accessibility considerations to supplement those already addressed in the Design and Access Statement. The key themes covered, include:

- 4.2 - Level 'step free' access
- 4.3 - Communal access route widths
- 4.4 - Apartment layouts compliance with AD M42 / DFA2
- 4.5 - Adaptable and accessible apartment quantum

4.2 Level Access

OVERVIEW
Level access is covered under three headings: building, apartments and public realm.

LEVEL ACCESS - BUILDING
From the main residential entrance, level access is provided throughout the communal areas of the building. Every floor can be accessed via one of five passenger lifts within the central core. A separate shuttle lift provides level access from the concierge spaces to the basement car parking levels.

Amenity
Step free level access is also provided for access to the amenity at level 01, 67, 68 and 69.

Restaurant
The restaurant is provided with two dedicated lifts providng step free acces from the ground floor entrance on Great Jackson Street.

LEVEL ACCESS APARTMENTS

Single Level Apartments
100% of the proposed apartments are single level apartments - all can be accessed via level 'step- free' access via passenger lifts.

Each apartment is designed in line with:
Approved Document M - Access to and use of buildings
Volume 1: Dwellings 2015 edition incorporating 2016 amendments

M4(1) Category 1: Visitable dwellings

Whilst some, covered in further detail in the following pages, can be adapted to comply with:

M4(2): Category 2: Accessible and adaptable dwellings

Where the requirements of DFA2 and Part M coincide then there will be the ability to comply with both guidance documents. The following review explains where and how the design complies.

4.2 Level Access (continued)

LEVEL ACCESS - PUBLIC REALM (PREPARED BY TPM)
Design for Access 2 (DFA2) has been used as a key reference document in the formation of the landscape layout alongside Building Regulations Part M. Refer to drawing '1' for the accessible landscapes for public use.

Public Realm Accessibility
There is limited public realm surrounding the Plot D building and office development. Existing footway levels are retained with gradients tying back to the buildings having comfortable crossfalls. All the public realm is designed to be accessible with no steps or ramps proposed.

Public Realm and Building Levels
The levels are designed to enable flush thresholds to the buildings without the need for formalised ramps and steps in line with DFA2.

Street Furniture Position
All street furniture is positioned a minimum of 450mm away from the front face of the highway kerb line in line with DFA2.

Lighting
Lighting positions are shown as indicative on the landscape drawings with further lux details to follow (assumed this will be conditioned).
Further liaison is required with MCC highways to determine the proposed / existing lighting provision along the existing highway network surrounding the site.

Road Crossings and Highway Interfaces
At the south of the development a formal pedestrian crossing is proposed spanning across Great Jackson Street. The crossing will be designed to highway standards.

1. TPM LANDSCAPE DRAWING
Illustrating access routes and level access

Accessibility

Accessible public realm

Raised landscape edge

NB: roads with conventional up stand kerbs have not been hatched as accessible, but there are drop kerb crossings to provide access between footways

2. TPM LANDSCAPE DRAWING

Illustrating seating zones

Seating Proposals

- Formal seating with backrests and armrests integrated into raised planter edge
- Seating cubes with backrests and armrests

Plot D – Public Realm Seating Provision

The plan shows the fixed permanent seating within the public realm. Seating is located on the raised planter island with the existing trees facing Melbourne Street and Great Jackson Street and informal cube seats leading to the building entrance. There will be a provision of both back and armrests.
Refer to associated drawing '2'.

Plot D – Roof Terrace Seating Provision

Please refer to pages 32=39 in the Landscape Design Statement submitted within the original application for indicative proposals for level 1, 2 and the office development terraces. These are indicative of the type of spaces that the private residents / office workers may have as external facilities. A range of seating types for varying social interactions are proposed. The indicative proposals will be explored further post planning with an assumption that the detail will be conditioned.

4.3 Access Routes

CORRIDOR WIDTHS

The following pages illustrate the residential circulation core and corridor arrangements within the scheme. The arrangement of the core in terms of key dimensions is replicated across each residential level.

All primary circulation corridors are a minimum 1500mm wide. This is in excess of the 1200mm minimum clear width required by Approved Document M. The layout of the apartments has been carefully considered to reduce the number of facing front door apartment entrances wherever possible.

Residential lift lobby - 2100mm

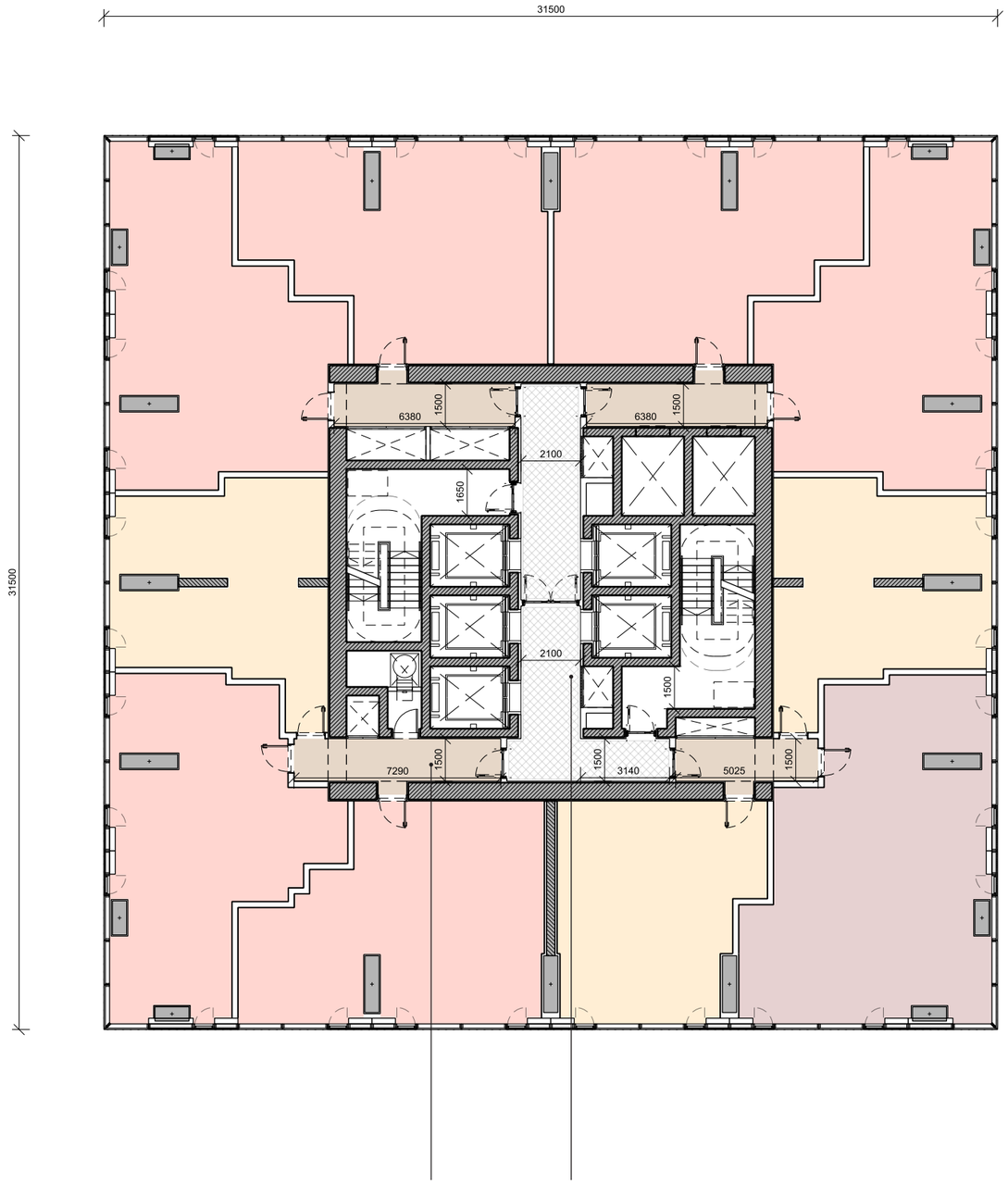
The main residential lift lobby exceeds the requirements of DFA2 and Approved Document M, and fulfills a considerable proportion of the main circulation space providing a large area for passing and to accommodate waiting.

Typical residential corridor - 1500mm

The extent of the narrower element of the main circulation corridor has been minimised through the use of corner entry apartments at each end of the corridor and serves only two to three apartments. Although this short section of corridor does not comply with DFA2 it is considerably in excess of the 1200mm minimum width required by Approved Document M.

1. TOWER PLAN

Typical residential level



DFA2 14.2 - 1
Corridors and internal spaces should be a minimum of 1800mm wide.
ADM M4(2) 2.9
Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.

DFA2 16.1 - 3
There should be an unobstructed area in front of the lift entrance of 1800mm x 1800mm.

2. TOWER CORE

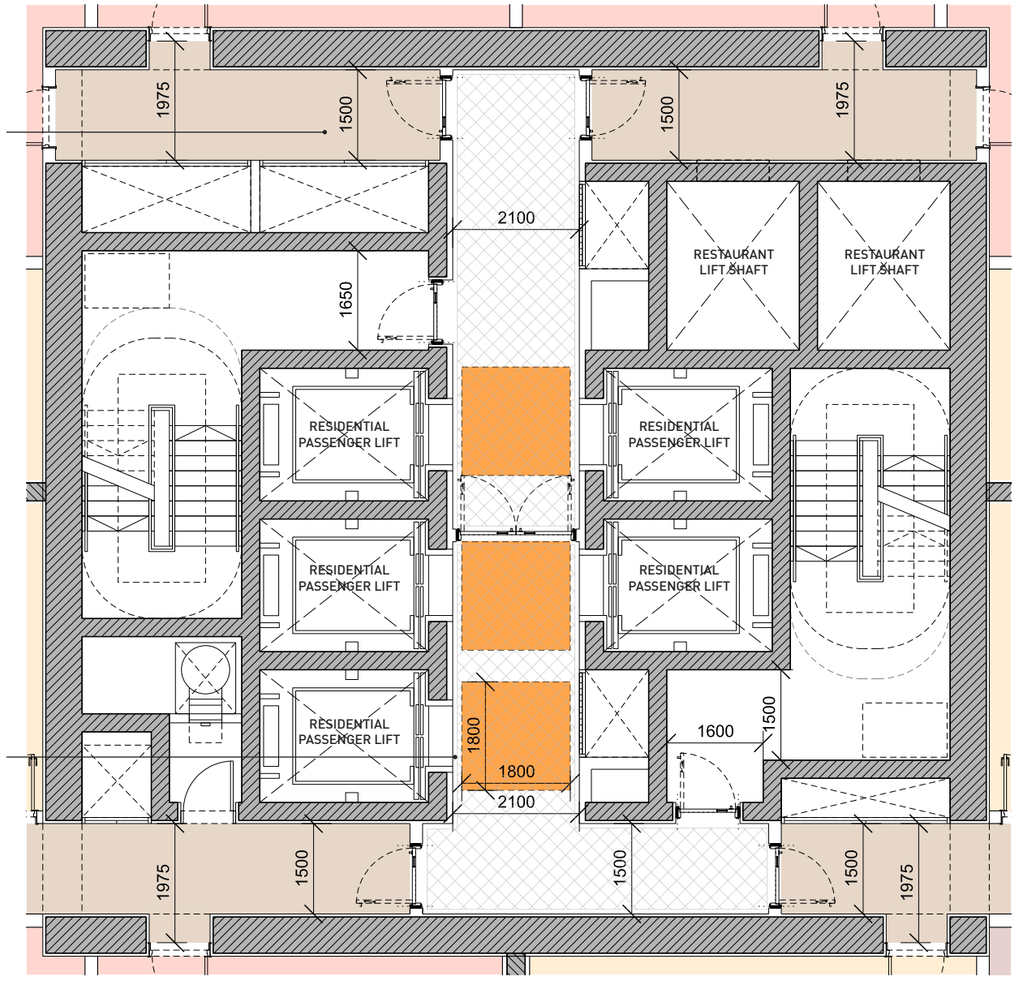
Residential circulation core arrangement

ADM M4(2) 2.9
Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.

DFA2 14.2 - 1
Corridors and internal spaces should be a minimum of 1800mm wide.

DFA2 16.1 - 3
There should be an unobstructed area in front of the lift entrance of 1800mm x 1800mm.

DFA2 14.2 - 1
Corridors and internal spaces should be a minimum of 1800mm wide.



4.4 Apartment layouts

OVERVIEW

The apartments have been designed to meet M4 (1): Visitable dwellings. In addition, the Design Team has explored ways to meet the optional requirements outlined in Approved Document M4(2) Category 2: 'accessible and adaptable dwellings' (AD M4 2) wherever possible - attempting to exceed statutory minimum requirements.

Through meeting criteria it is anticipated that it will be possible to deliver homes that allow adaptation to meet the changing needs of occupants over time, including those of some older and disabled people.

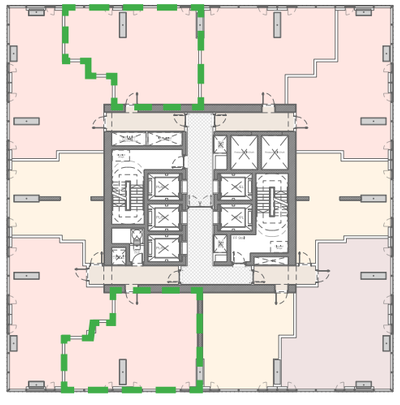
Additionally wherever possible apartments have been designed to adhere to additional requirements within Design for Access 2 (DFA2).

TYPICAL 2 BED RESIDENTIAL APARTMENT

A typical two bedroom apartment has been used to test compliance against both Approved Document M4 - Category 1 and 2 and against DFA 2 in the drawings and tables on the following pages.

The plan drawing also illustrates the way in which the apartment could be adapted, in accordance with M4(2) to be fully accesible. The main adaptation required centres around the need to provide a level access shower.

The minimum feasible depth for a shower is 75mm, however due to limitations on the depth of the floor finishes zone at only 18mm, it is necessary to provide a 1:21 incline to allow step free wheelchair access up 42mm (plus 15mm threshold) in to the shower room, the overall dimensions for the en suite shower room have been increased to facilitate a 1500mm turning circle.



2.24c
Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level

Glazing proposed full height circa. 20mm from floor level.

2.30c
The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level.

All purge vent door handles to be within this zone.

2.25c
Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed.

Both sides provided.

2.25b
The principal bedroom can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.

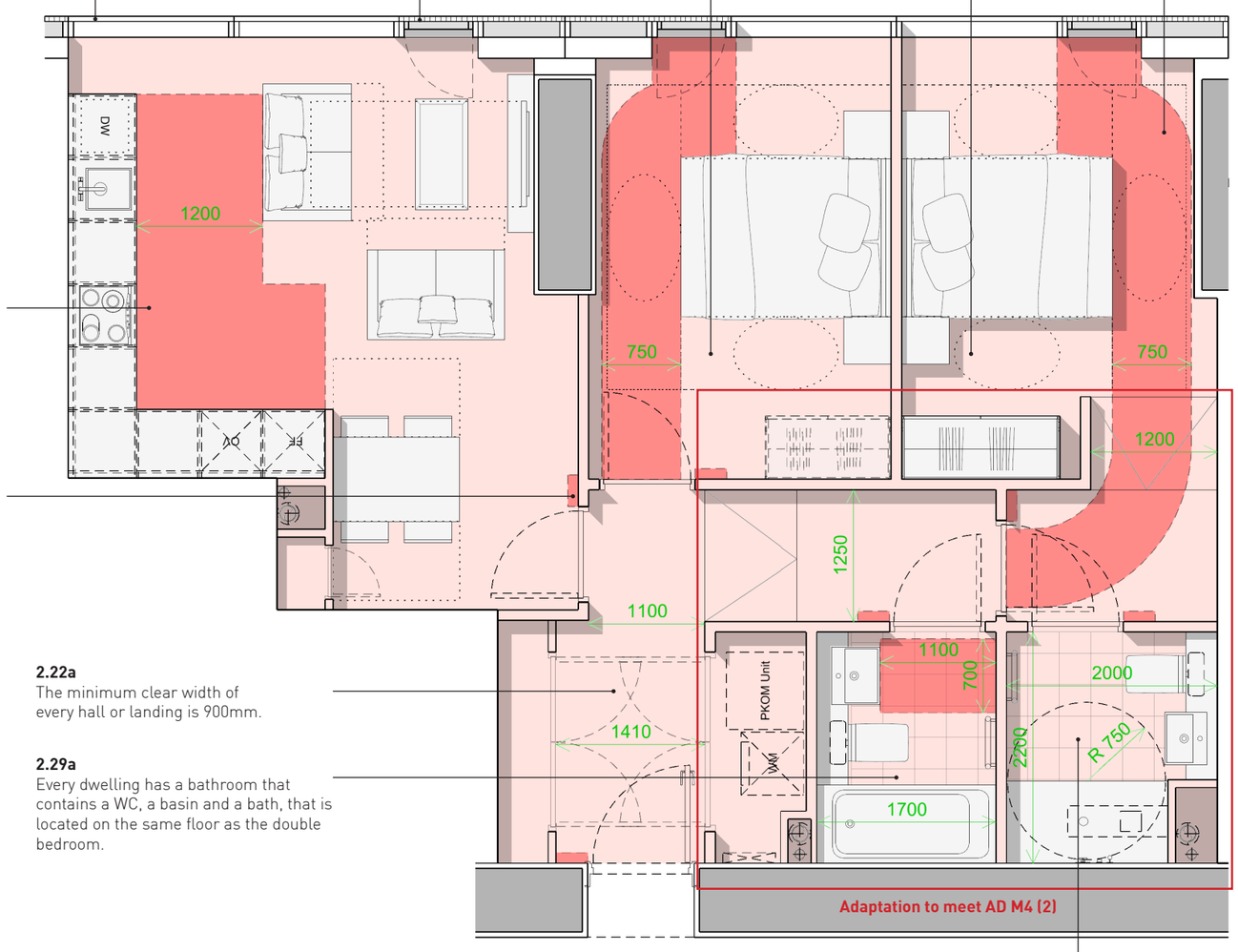
2.25a
Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.

2.24b
1200mm clear space in front of all kitchen units

2.22d
300mm nib to leading edge of every door in the entrance storey

2.22a
The minimum clear width of every hall or landing is 900mm.

2.29a
Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom.



2.29c
Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.

Adaptation in the form of a revised bathroom arrangement and a short incline would be required to account for the 42mm change in level required to accommodate the level access shower

As an alternative to the ramp a track hoist could be provided, fixed directly to the concrete soffit above the plasterboard ceiling.

2 BED APARTMENT
Key plan illustrating locations of the 2 Bed Apartment (and handed variant)

APARTMENT 2B-4P
Indicative plan illustrating compliance with Approved Document M4(2)

APARTMENT 2B-4P

Table illustrating compliance against key dimension criteria in the Approved Documents

Description	M4(1)	M4(2)	Plot D, GJS
Doors			
Private external entrance clear width	**775mm**	850mm	**904mm**
Internal door clear width	**750mm**	750mm	**785mm**
Nib to leading edge of every door within the entrance storey		300mm	**300mm**
Circulation			
Hall (minimum - excluding projections)	**900mm**	900mm	**1100mm**
Living, kitchen and eating areas			
Clear space provided in front of and between all kitchen units and appliances.		1200mm	**1200mm**
Bedrooms			
Master			
Width		2750mm	**2995mm**
Length		3000mm	**5350mm**
Clearance to foot of the bed		750mm	**775mm**
Clearence to both sides of bed		750mm	**800mm**
Clear access route from the doorway to the window		750mm	**750mm**
Second			
Width		2750mm	**2808mm**
Clearance to foot of the bed		750mm	**800mm**
Clearence to both sides of bed		750mm	**980mm**
Clear access route from the doorway to the window		750mm	**750mm**
Sanitary Facilities			
Master			
Dimensions		1950x2150	**2000x2200mm**
WC in entrance storey			
Dimensions	850x1600mm	1450x1800mm	**1700x2200mm**

COMPLIANCE WITH APPROVED DOCUMENT M4(2)

As illustrated in the adjacent table and plan drawing, the apartment complies with AD M4(1) and can be adapted over time to meet the changing needs of occupants.

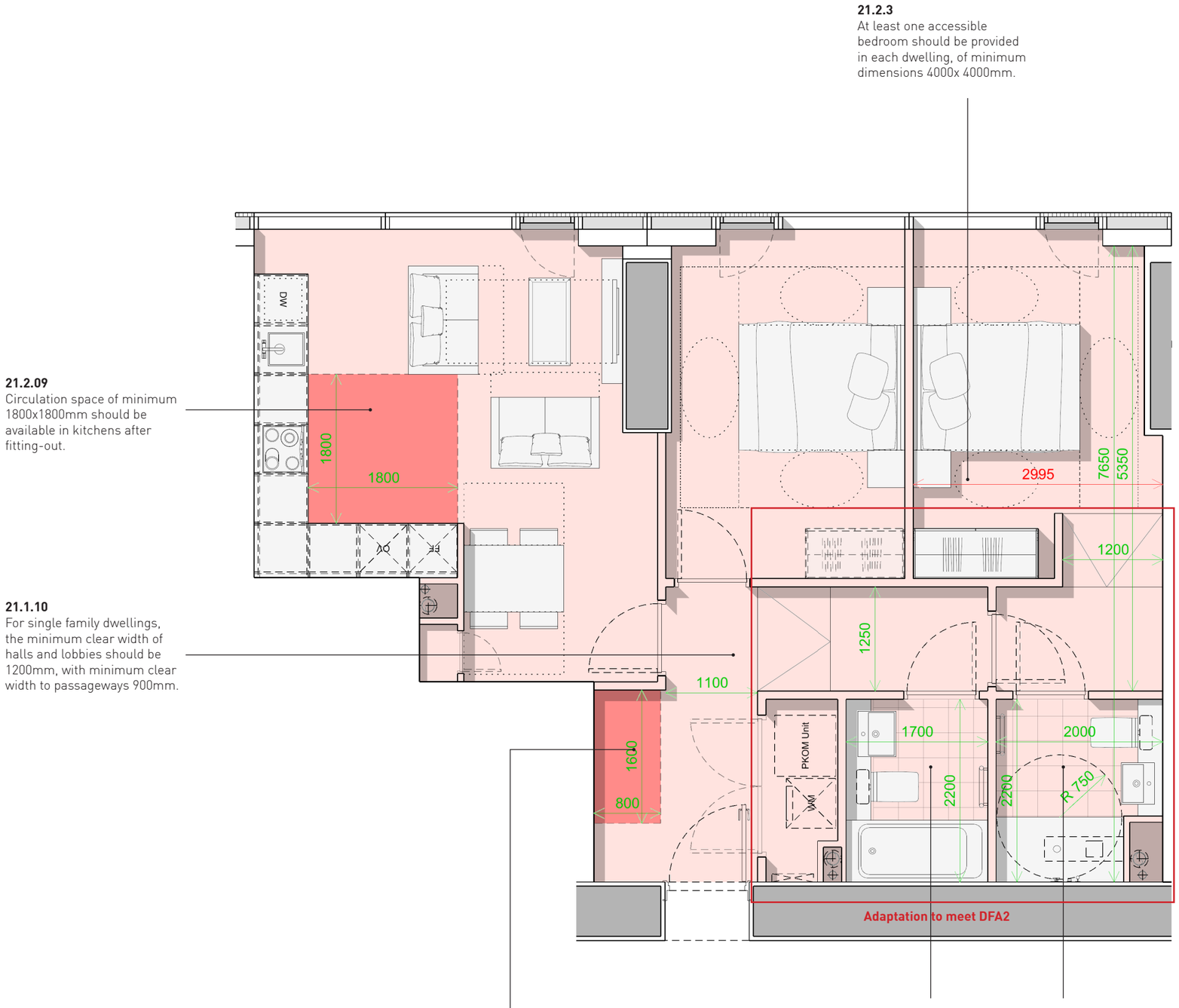
Without the adaptation to the shower the base apartment design still adheres to the vast majority of requirements of AD M4(2) in excess of the minimum statutory requirements, in a number of instances requirements in M4(2) are also exceeded.

TYPICAL 2 BED APARTMENT

Table illustrating compliance against key dimension criteria in the Approved Document

DESIGN FOR ACCESS 2

The apartment layout is identical to that used to review against AD M4 (2) but in this instance is appraised against relevant criteria from Design for Access 2, the layout incorporates the same indicative adaptation to the en-suite bathroom.



APARTMENT 2B-4P

Indicative plan illustrating compliance with Design for Access 2

TYPICAL 2 BED APARTMENT

Table illustrating legislative compliance against relevant DFA 2 criteria

	Design for Access 2	Compliance
21.1.2	At least one accessible parking space should be provided for each dwelling.	**Partially compliant** 5% Accessible spaces are provided at basement level at the outset
21.1.3	A level access route of minimum 1800mm wide should be provided to the principal entrance of each dwelling	**Partially compliant** 1500-2100 as covered in previous pages
21.1.4	Single leaf external doors to have minimum clear opening of 1000mm, for double doors at least one leaf should have a clear opening not less than 1000mm. Lobbies should have 2000mm turning cicrcle (clear of door swings). Corridors should be minimum 1800mm wide.	**YES** **Partially compliant** 1500-2100 as covered in previous pages
21.1.5	Facilities for parking and charging power wheelchairs and scooters should be provided close to function rooms, meeting rooms and communal areas.	**TBC** Through development of communal area brief
21.1.6	Internal dimensions of passenger lift to be a minimum of 2000 wide x 1400mm deep x 2000mm high. For constrained circumstances minimum internal size of 1100widex1400mm deep is sufficient. There should be an unobstructed area in front of the lift entrance of 1800x1800	**Partially compliant** 1900 x 1500 comparable dimensions in lift area **YES** 2100 x 1800mm in front of lift
21.1.7	For single family dwellings, external doors should have a minimum clear opening of 850mm	**YES**
21.1.8	All dwellings that have access to an outside area, for example a garden or balcony should provide level or ramped access	**YES** Shared external terrace on Level 01 has level access
21.1.9	Where the accomodation is split level, provision should be made for visitors to access the main living areas.	**NA** Single level dwellings
21.1.10	For single family dwellings, the minimum clear width of halls and lobbies should be 1200mm, with minimum clear width to passageways 900mm.	**YES** Primary circulation min. 1200mm
21.1.11	An accessible WC, with minimum dimensions 1500x2000mm, should be provided in the entrance level within each dwelling.	**YES** Bathroom 2200 x 1700 mm
21.2.1	A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter, 1600mm long x 800mm wide	**YES**
21.2.3	At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000x 4000mm.	**Partially compliant** Master bedroom: 2995 x 5350mm = 19.2sqm 4000x 4000mm = 16sqm
21.2.5	Where possible, ensuite facilities should be provided, of minimum dimensions of 2000x2000mm.	**YES** 2000x2200 (Through adaptation)
2.2.6	Where only one bathroom is provided it should have minimum 2700 x 2500mm	**NA** Two bathrooms provided
21.2.09	Circulation space of minimum 1800x1800mm should be available in kitchens after fitting-out.	**YES**
21.2.10	On each floor there should be no stepped changes of level	**YES**
21.2.11	Internal doors should have clear opening of 800mm.	**YES**

COMPLIANCE WITH DESIGN FOR ACCESS 2

As illustrated in the adjacent table, the apartment (with necessary adaptation) complies with the majority of criteria within DFA 2; Section 21 - Dwellings.

The items highlighted as partially compliant are considered in further detail below:

Corridors

Covered in the previous chapter communal corridors in some instances exceed DFA 2 criteria by up to 300mm and in some areas are 300mm under the DFA 2 requirement. In all cases they are well in excess of the requirements of Approved Document M.

Bedrooms

The master bedroom is below the criteria of 4000x4000mm however due to the irregular shape of the bedroom it is comparative in size in floor area.

4.5 Quantum

OVERVIEW

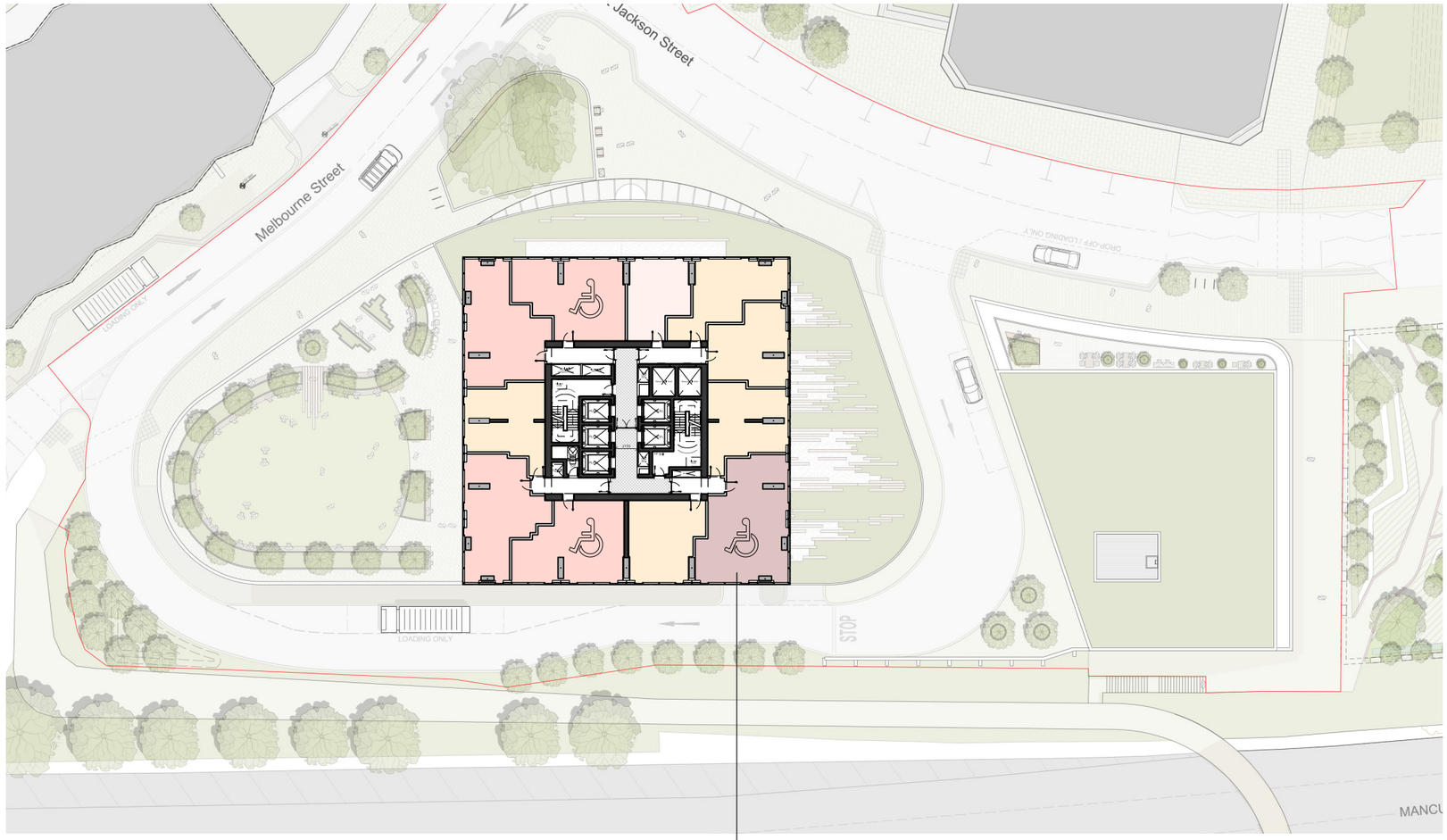
The apartment layouts in the tower have been designed to conform to the optional requirements outlined in Approved Document M4(2) Category 2: 'accessible and adaptable dwellings' (AD M4 2) wherever possible - exceeding statutory minimum requirements.

QUANTUM

The approach outlined on the previous pages would provide the following adaptable apartments that (through necessary adaption) could fully comply with AD M4(2) and with the majority of key criteria from DFA 2:

TD - Typical 2	2no. adaptable apartments x 13 floors =	26 apt
	3no. adaptable apartments x 3 floors (4,6&8) =	9 apts
TD - Typical 3 -	2no. adaptable apartments x 15 floors =	30 apts
Total number of apartments:		65
Percentage of total:		**10.1%**

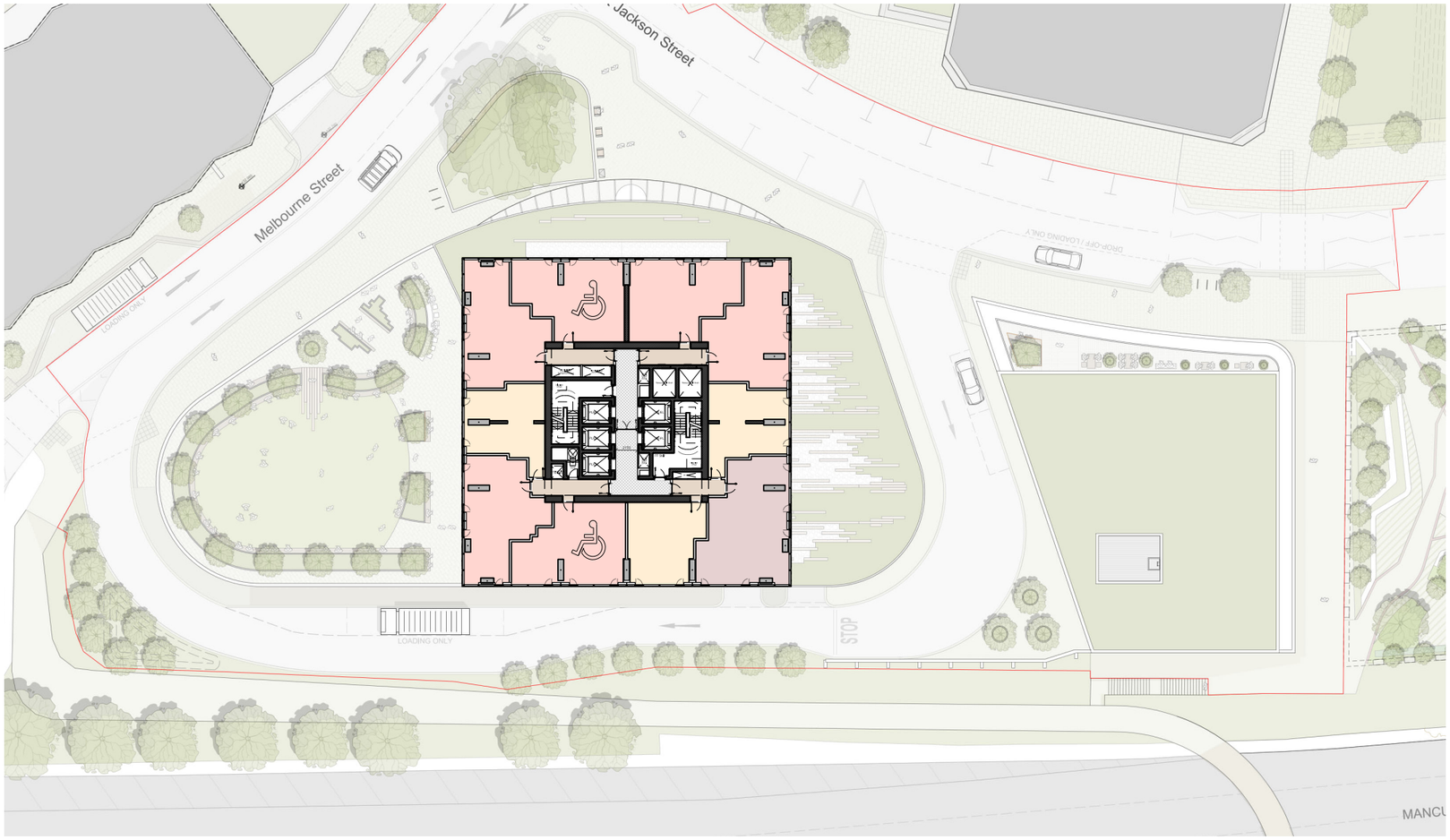
PLOT D - TOWER
TYPICAL 2



3-bedroom adaptable apartment occurs at levels 04, 06 and 08 only.

Adaptable Apartments (65 units - 10%)

PLOT D - TOWER
TYPICAL 3



5.0 Louvres

5.1 Summary

This section outlines the comments received from MCC and the measures the design team have taken to address them:

5.1 **MCC correspondence re louvres**
26/07/23 MCC correspondence to Renaker / Deloitte

5.2 **Proposed solution**

From: Lucy Harrison <lucy.harrison@manchester.gov.uk>
Sent: 26 July 2023 16:49
To: Poole, Rachel J
Cc: Nevin, Danielle; Scrafton, Eleanor
Subject: [EXT] 137227 - Plot D Great Jackson Street

Hi Rachel

Further to my email regarding louvres on the Plots C and E proposal (137226), please would you review the areas of louvres on the podium for Plot D and look at replacing/screening them with more decorative perforated panels (eg to match those used for purge vents on the upper floors of the building).

Regards

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) 0161 234 5795
Tel: (Internal) 800 35795
Fax: 0161 274 7000
Textphone: 0161 234 4505
email: lucy.harrison@manchester.gov.uk
http://www.manchester.gov.uk

Postal Address: Planning, Manchester City Council,Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

****
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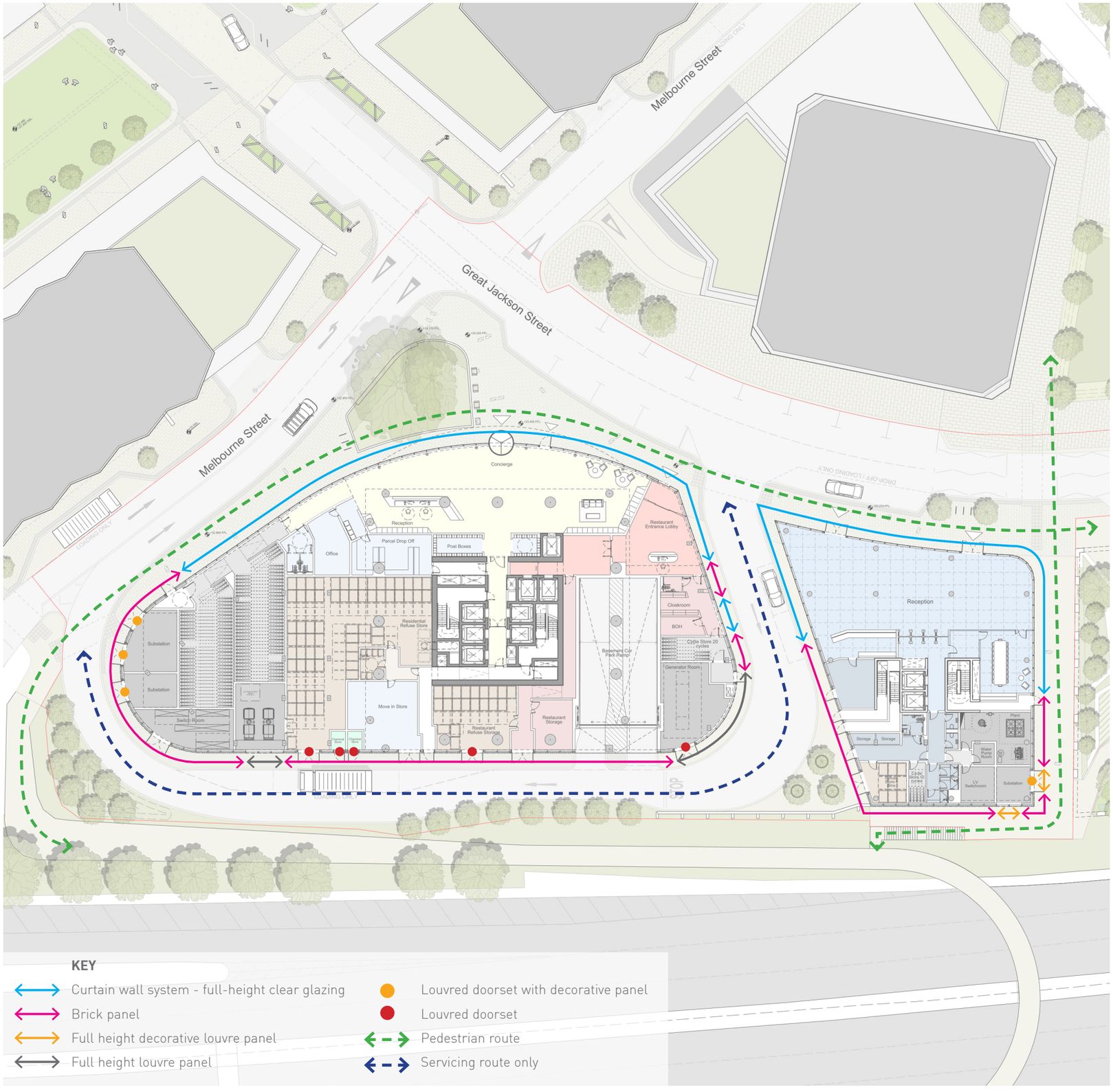


5.2 Proposed Solution

VISUAL

The ground and first floor elevations of both the Plot D tower podium and the separate office building have been designed to offer attractice frontages to the public highway. Alongside full-height brickwork panels, decorative perforated panels have been used to screen high-level mechanical ventilation louvres. In some localised instances high-level louvres and louvred doorsets along the public frontage had not been screened. These have since been amended to screen these from view with the same decorative perforated panels as used across the remainder of the street building, and tower, facades. These are limited to:

- 3 x substation louvred doorsets to the podium south-west corner
- High-level louvre band along the podium ground floor western frontage
- High-level louvre band along the podium ground floor eastern frontage
- Full-height louvred panels and substation doorset to the south-east corner of the office building, adjacent to the footbridge staircase.

TECHNICAL

The louvres have a dual role of providing an opportunity to let air in to and out of the building whilst maintaining the building's weather tightness. The perforation design must allow for the required free area to be maintained, as such the proposed design allows for approximately 50% porosity across a typical panel.

Typically louvred doors of a prescribed specification are required to substation locations with very little deviation allowed. Any departure from these standards, including the incorporation of decorative perforated screens will require agreement from Electricity North West (ENW) or an Independent Distribution Network Operator (IDNO). Decorative screens have been illustrated in these locations - subject to their agreement.

HEALTH AND SAFETY

Perforated sheets in publicly accessible areas (depending on their specific design) can pose a risk in terms of finger trapping, the perforation sizes have been adequately sized to minimise the risk and assessed via risk assessment.

UPDATED DRAWINGS

The amendments to the drawings are illustrated in the following pages, captured on the updated drawings:

10419-Z1-SHP-G000-EL-XX-B5D805
10419-Z1-SHP-G000-EL-XX-B5D806
10419-Z1-SHP-G000-EL-XX-B5D807
10419-Z1-SHP-G000-EL-XX-B5D808
10419-Z1-SHP-G100-EL-XX-B5D801
10419-Z1-SHP-G100-EL-XX-B5D802
10419-Z1-SHP-G100-EL-XX-B5D803
10419-Z1-SHP-G100-EL-XX-B5D804
10419-Z2-SHP-G200-EL-XX-B5D801
10419-Z2-SHP-G200-EL-XX-B5D802
10419-OB-SHP-G200-EL-XX-B5D801
10419-Z2-SHP-G251-DE-XX-B5D802

TOWER PODIUM - WEST ELEVATION

AS SUBMITTED JUNE 2023

Continuous high level louvre band at ground floor and louvred substation doorsets.

Drawing key:

1. Aluminum louvre (Finish: Dark Grey)
2. Aluminum louvred doorset (Finish: Dark Grey)

PROPOSED FEBRUARY 2024

Ground floor high-level louvre band and louvred substation doorsets on primary pedestrian routes are screened with decorative perforated sheets.

Drawing key:

1. Anodised aluminum perforated sheet in front of louvres (Finish: Dark Grey)

TOWER PODIUM - TYPICAL GROUND FLOOR HIGH LEVEL SPANDREL DETAIL

AS SUBMITTED JUNE 2023

Continuous high level louvre band at ground floor.

Drawing key:

1. Aluminum louvre (Finish: Dark Grey)

PROPOSED FEBRUARY 2024

Ground floor high-level louvre band screened with decorative perforated sheets.

Drawing key:

1. Anodised aluminum perforated sheet in front of louvres (Finish: Dark Grey)

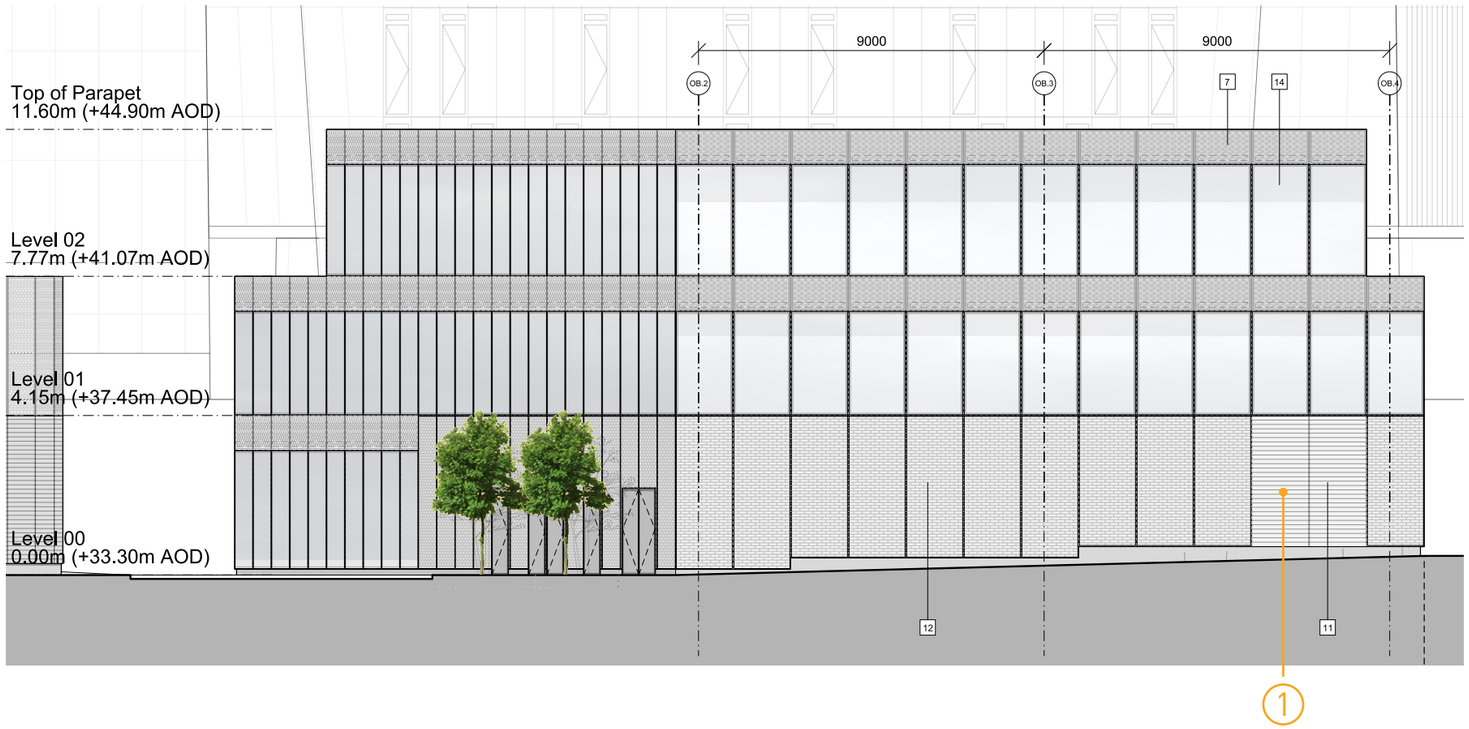
OFFICE - SOUTH ELEVATION

AS SUBMITTED JUNE 2023

Ground floor full-height louvre panel to substation.

Drawing key:

1. Aluminum louvre (Finish: Dark Grey)

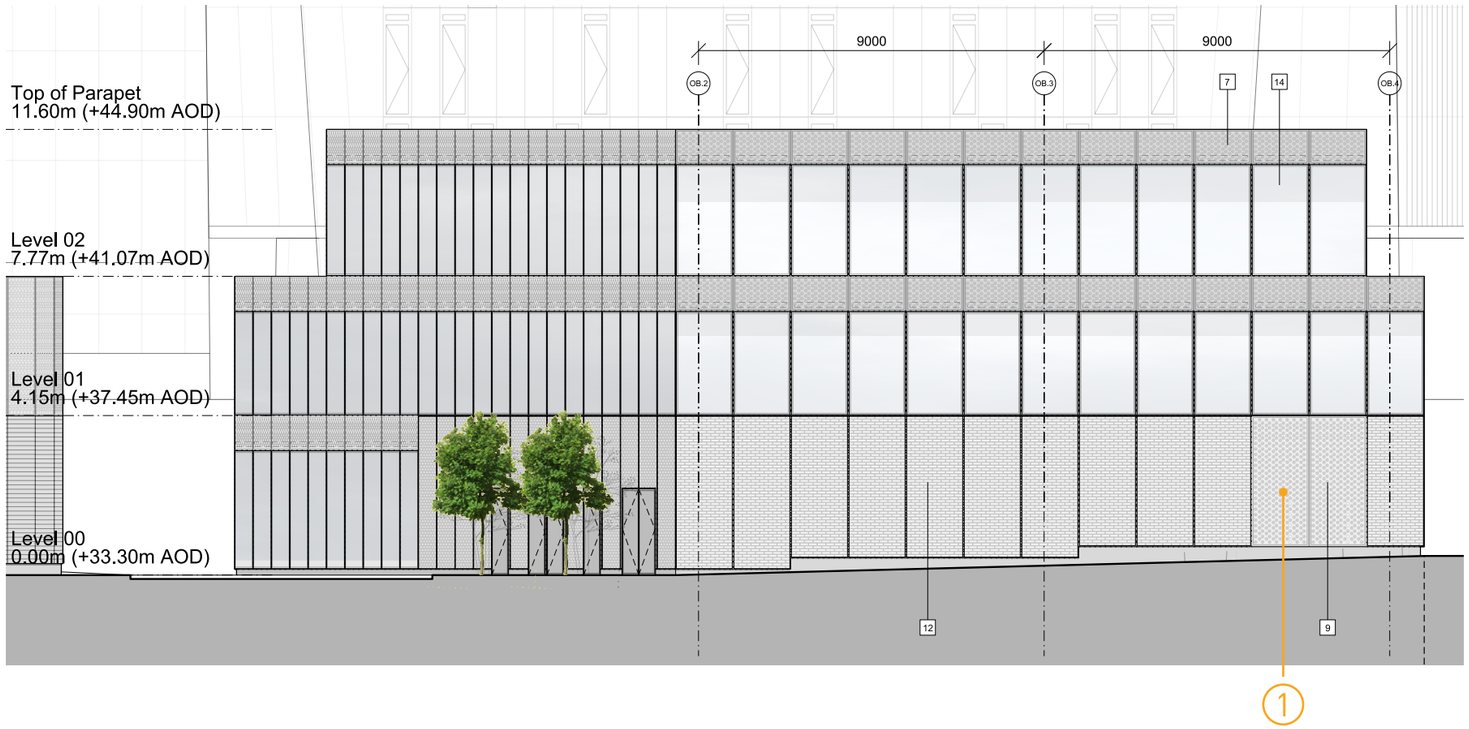


PROPOSED FEBRUARY 2024

Ground floor full-height louvre panel to substation screened with decorative perforated sheets.

Drawing key:

1. Anodised aluminum perforated sheet in front of louvres (Finish: Dark Grey)



OFFICE - EAST ELEVATION

AS SUBMITTED JUNE 2023

Louvred substation doorsets with brickwork panel above doors.

Drawing key:

1. Brickwork panel (Finish: Dark Grey)
2. Aluminum louvred doorset (Finish: Dark Grey)

PROPOSED FEBRUARY 2024

Louvred substation doorsets screened with decorative perforated sheets and opaque decorative screening panel provided above doors for visual consistency.

Drawing key:

1. Anodised aluminum perforated sheet above doorset (Finish: Dark Grey)
2. Anodised aluminum perforated sheet on louvred doorset (Finish: Dark Grey)

6.0 Updated planning drawings (schedule)

Proposed updated planning drawings (revisions highlighted)

Zone Number	Drawing Type	Drawing Name	Drawing Number	Revision	Scale	Paper Size	Status	Planning Issue	Planning Update
								20-Apr-23	15-Feb-24
G000 - Site Context									
Z1	Plan	Context - Site Location Plan	10419-Z1-SHP-G000-PL-GRD-B5D801	P 01	1000	A1	Planning	✓	
Z1	Plan	Context - Existing Site Plan	10419-Z1-SHP-G000-PL-GRD-B5D802	P 01	500	A1	Planning	✓	
Z1	Plan	Context - Proposed Site Plan	10419-Z1-SHP-G000-PL-GRD-B5D803	P 01	500	A1	Planning	✓	
Z1	Plan	Phasing Plan - Ground Level	10419-Z1-SHP-G000-PL-GRD-B5D804	P 01	250	A1	Planning	✓	
Z1	Plan	Phasing Plan - Basement Level 1	10419-Z1-SHP-G000-PL-B1-B5D801	P 01	250	A1	Planning	✓	
Z1	Elevation	Site Context Elevation - Existing - North Elevation	10419-Z1-SHP-G000-EL-XX-B5D801	P 01	500	A1	Planning	✓	
Z1	Elevation	Site Context Elevation - Existing - East Elevation	10419-Z1-SHP-G000-EL-XX-B5D802	P 01	500	A1	Planning	✓	
Z1	Elevation	Site Context Elevation - Existing - South Elevation	10419-Z1-SHP-G000-EL-XX-B5D803	P 01	500	A1	Planning	✓	
Z1	Elevation	Site Context Elevation - Existing - West Elevation	10419-Z1-SHP-G000-EL-XX-B5D804	P 01	500	A1	Planning	✓	
Z1	Elevation	Site Context Elevation - Proposed - North Elevation	10419-Z1-SHP-G000-EL-XX-B5D805	P 02	500	A1	Planning	✓	✓
Z1	Elevation	Site Context Elevation - Proposed - East Elevation	10419-Z1-SHP-G000-EL-XX-B5D806	P 02	500	A1	Planning	✓	✓
Z1	Elevation	Site Context Elevation - Proposed - South Elevation	10419-Z1-SHP-G000-EL-XX-B5D807	P 02	500	A1	Planning	✓	✓
Z1	Elevation	Site Context Elevation - Proposed - West Elevation	10419-Z1-SHP-G000-EL-XX-B5D808	P 02	500	A1	Planning	✓	✓
F900 - Space Buildings and Zones									
Z1	Plan	Z1 Site - Building Plans Matrix - Page 1	10419-Z1-SHP-F900-PL-XX-B5D801	P 01	500	A1	Planning	✓	
Z1	Plan	Z1 Site - Building Plans Matrix - Page 2	10419-Z1-SHP-F900-PL-XX-B5D802	P 01	500	A1	Planning	✓	
G100 - General Arrangement Site									
Z1	Plan	Z1 Site - Level B1 Plan	10419-Z1-SHP-G100-PL-B1-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level B2 Plan	10419-Z1-SHP-G100-PL-B2-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level B3 Plan	10419-Z1-SHP-G100-PL-B3-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Ground Level Plan	10419-Z1-SHP-G100-PL-GRD-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 01 Plan	10419-Z1-SHP-G100-PL-01-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 02 Plan	10419-Z1-SHP-G100-PL-02-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 03 Plan	10419-Z1-SHP-G100-PL-03-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Typical Plan 1 Plan	10419-Z1-SHP-G100-PL-XX-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Typical Plan 2 Plan	10419-Z1-SHP-G100-PL-XX-B5D802	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Typical Plan 3 Plan	10419-Z1-SHP-G100-PL-XX-B5D803	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 66 Plan	10419-Z1-SHP-G100-PL-66-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 67 Plan	10419-Z1-SHP-G100-PL-67-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 68 Plan	10419-Z1-SHP-G100-PL-68-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 69 Plan	10419-Z1-SHP-G100-PL-69-B5D801	P 01	250	A1	Planning	✓	
Z1	Plan	Z1 Site - Level 70 Plan	10419-Z1-SHP-G100-PL-70-B5D801	P 02	250	A1	Planning	✓	✓
Z1	Plan	Z1 Site - Roof Plan	10419-Z1-SHP-G100-PL-RF-B5D801	P 01	250	A1	Planning	✓	
Z1	Elevation	Z1 Site - North Elevation	10419-Z1-SHP-G100-EL-XX-B5D801	P 02	250	A0	Planning	✓	✓
Z1	Elevation	Z1 Site - East Elevation	10419-Z1-SHP-G100-EL-XX-B5D802	P 02	250	A0	Planning	✓	✓
Z1	Elevation	Z1 Site - South Elevation	10419-Z1-SHP-G100-EL-XX-B5D803	P 02	250	A0	Planning	✓	✓
Z1	Elevation	Z1 Site - West Elevation	10419-Z1-SHP-G100-EL-XX-B5D804	P 02	250	A0	Planning	✓	✓
Z1	Section	Z1 Site - Section AA	10419-Z1-SHP-G100-SE-XX-B5D801	P 01	250	A0	Planning	✓	
Z1	Section	Z1 Site - Section BB	10419-Z1-SHP-G100-SE-XX-B5D802	P 01	250	A0	Planning	✓	
Z1	Section	Z1 Site - Section CC	10419-Z1-SHP-G100-SE-XX-B5D803	P 01	250	A0	Planning	✓	

Zone Number	Drawing Type	Drawing Name	Drawing Number	Revision	Scale	Paper Size	Status	Planning Issue	Planning Update
								20-Apr-23	15-Feb-24
G200 - General Arrangement Building									
Z2	Plan	Z2 Podium - General Arrangement Plan - Ground Level	10419-Z2-SHP-G200-PL-GRD-B5D801	P 01	100	A1	Planning	✓	
Z2	Plan	Z2 Podium - General Arrangement Plan - Level 01	10419-Z2-SHP-G200-PL-01-B5D801	P 01	100	A1	Planning	✓	
Z2	Plan	Z2 Podium - General Arrangement Plan - Level 02	10419-Z2-SHP-G200-PL-02-B5D801	P 01	100	A1	Planning	✓	
Z2	Plan	Z2 Podium - General Arrangement Plan - Level 03	10419-Z2-SHP-G200-PL-03-B5D801	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Typical Plan 1	10419-TD-SHP-G200-PL-XX-B5D801	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Typical Plan 2	10419-TD-SHP-G200-PL-XX-B5D802	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Typical Plan 3	10419-TD-SHP-G200-PL-XX-B5D803	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Level 66	10419-TD-SHP-G200-PL-66-B5D801	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Level 67	10419-TD-SHP-G200-PL-67-B5D801	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Level 68	10419-TD-SHP-G200-PL-68-B5D801	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Level 69	10419-TD-SHP-G200-PL-69-B5D801	P 01	100	A1	Planning	✓	
TD	Plan	TD Tower - General Arrangement Plan - Level 70	10419-TD-SHP-G200-PL-70-B5D801	P 02	100	A1	Planning	✓	✓
TD	Plan	TD Tower - General Arrangement Plan - Roof	10419-TD-SHP-G200-PL-RF-B5D801	P 01	100	A1	Planning	✓	
OB	Plan	OB Office Block - General Arrangement Plan - Ground Level	10419-OB-SHP-G200-PL-GRD-B5D801	P 01	100	A1	Planning	✓	
OB	Plan	OB Office Block - General Arrangement Plan - Level 01	10419-OB-SHP-G200-PL-01-B5D801	P 01	100	A1	Planning	✓	
OB	Plan	OB Office Block - General Arrangement Plan - Level 02	10419-OB-SHP-G200-PL-02-B5D801	P 01	100	A1	Planning	✓	
OB	Plan	OB Office Block - General Arrangement Plan - Roof	10419-OB-SHP-G200-PL-RF-B5D801	P 01	100	A1	Planning	✓	
Z2	Elevation	Z2 Podium - General Arrangement Elevation - North and South	10419-Z2-SHP-G200-EL-XX-B5D801	P 02	100	A1	Planning	✓	✓
Z2	Elevation	Z2 Podium - General Arrangement Elevation - East and West	10419-Z2-SHP-G200-EL-XX-B5D802	P 02	100	A1	Planning	✓	✓
OB	Elevation	OB Office Block - General Arrangement Elevations	10419-OB-SHP-G200-EL-XX-B5D801	P 02	100	A1	Planning	✓	✓
G251 - External Wall Details									
TD	Detail	TD Tower - External Wall Detail - Typical Detail 1	10419-TD-SHP-G251-DE-XX-B5D801	P 01	25	A1	Planning	✓	
TD	Detail	TD Tower - External Wall Detail - Typical Detail 2	10419-TD-SHP-G251-DE-XX-B5D802	P 01	25	A1	Planning	✓	
Z2	Detail	Z2 Podium - External Wall Detail - Typical Detail 1	10419-Z2-SHP-G251-DE-XX-B5D801	P 01	25	A1	Planning	✓	
Z2	Detail	Z2 Podium - External Wall Detail - Typical Detail 2	10419-Z2-SHP-G251-DE-XX-B5D802	P 01	25	A1	Planning	✓	
OB	Detail	OB Office Block - External Wall Detail - Typical Detail 1	10419-OB-SHP-G251-DE-XX-B5D801	P 01	25	A1	Planning	✓	
OB	Detail	OB Office Block - External Wall Detail - Typical Detail 2	10419-OB-SHP-G251-DE-XX-B5D802	P 02	25	A1	Planning	✓	✓
JC20 - Demolition Plans									
Z1	Plan	Z1 Site - Demolition Plan	10419-Z1-SHP-JC20-PL-GRD-BSD801	P 01	500	A3	Planning		✓