

Pollard Street

Section 73 Addendum to Accompany
Design and Access Statement

December 2023

Hawkins\Brown

Project Information

Version	Date	Description
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1.1

Introduction
Project overview

Design team

Client:	General Projects
Project Manager:	MAC Construction Consultants
Architect (Lead Consultant):	Hawkins\Brown Architects
Planning Consultant:	Deloitte Real Estate
Structural Engineer:	Civic Engineers
Landscape Architect:	Planit-IE
Cost Consultant:	Arcadis
Services Engineer:	Max Fordham
Fire Engineer:	OFR Consultants
Sustainability Consultants:	Max Fordham

Executive Summary

Project / Planning Overview

Pollard Street is a new build, workspace led project that consists of 5 buildings set within a significant offer of public realm on a site located within New Islington, Manchester.

This document has been prepared by Hawkins\Brown Architects on behalf of General Projects for inclusion within the Section 73 application for Pollard Street, Manchester. General Projects are working in collaboration with Manchester City Council (“the Council”) to deliver Pollard Street through adaptation and re-purposing of the existing site to create a new campus, which improves routes and connections in addition to creating a rich, vibrant, sustainable workplace quarter at the heart of New Islington.

The project was originally granted planning approval (planning reference 128191/FO/2020) on 5th October 2020. Subsequent to this a Minor Material Amendment application was approved in July 2022 (planning reference 133841/JO/2022). This application included updates to the facades as well as repositioning the internal cores to help make the floorplates more flexible for tenants to Buildings A, B and C only.

Existing Site

Pollard Street (“the Site”) is located to the north east of Manchester City Centre, in a wider regeneration area known as New Islington. The Site sits adjacent to the Ashton Canal and is bisected by the Metrolink line running out of Manchester Piccadilly Station towards Ashton. The site has prominent edges on to Great Ancoats Street and Pollard Street, with its main point of vehicular access being provided off Munday Street. The Site extends to approximately 4.9 acres and has been largely vacant for a number of years, following the removal of the existing factories in the area.

Design Evolution

The original planning consent (and subsequent changes included as part of the previous Minor Material Amendment) have centred around the creation of a new workspace campus, supported by a rich mix of ground floor units that include retail, leisure, F&B and amenity. The buildings were set within a landscape combining hard and soft landscaping that promoted new routes, open squares, and breakout opportunities from the ground floor units to help blur boundaries, creating an inclusive and vibrant new destination. The architecture included two predominant building typologies; one being a more ‘traditional’ workspace (Buildings A, D and E) with internalised cores and floor plates sized to take single tenants where possible. The other ‘hanger’ typology (Buildings B and C) being much larger format, linear buildings that included external access gantries with the aim of attracting multiple tenants of a variety of sizes to each of the floorplates. All of the buildings shared a common thread in regards a primary cladding material of coloured metalwork, with the main difference being that Buildings B and C had an expressed exoskeleton structure that helped punctuate and animate the longer facades. Please refer to the Design and Access Statement’s included within both previous applications for more information in regards the narrative and design development that underpinned this design direction.

Since the approval of the Minor Material Amendment in July 2022, General Projects alongside ourselves and the appointed design team have spent time reviewing the proposed design to ensure that it aligns with current market demands and trends, provides best in class facilities, is a high quality and attractive new destination, in addition to successfully integrating and enhancing the site and surrounding context. This has also recognised that Manchester City Centre and the area around New Islington has changed significantly since the original planning consent was granted. During this period, the city has continued to grow, with the site and surrounding area considered much more as a city centre location than it was previously. This has changed the outlook in terms of the type and profile of tenants that General Projects are aspiring to attract to Pollard Street, and subsequently the nature of the architecture has been reviewed to best accommodate this.

This has led to a change in philosophy in relation to the materiality of the architecture. The look, feel and perception of the metal cladding previously proposed and included within the extant consent was a bolder statement for the site and instead the preference was to change to an established, recognised material of quality and craft that aligned with the historic and emerging context.

A crafted approach is taken to the façade, with handset brick as the predominant material. This robust and durable façade material sits comfortably within the surrounding context and allows for detail and craft to be introduced within the brickwork at key frontages. A regular rhythm of windows is introduced, referencing the Vulcan Works and Albion Mill buildings that sit across from the buildings on Pollard Street. Curved corners and glazing are introduced on principal corners, with elements of corbelled and detailed brickwork introducing variety and distinction to

areas of the facades.

All circulation occurs internally within the proposed scheme. This is a change from the precious scheme, which had a mix of internal and external circulation (in the form of external stairs and access galleries). As a result, the Gross Internal Area of the scheme has increased, reflecting this change in approach. Circulation cores have been rationalised across the complex to be consistently located towards the Metrolink side of the buildings. This allows for a consistent approach to servicing the site and maximises the extent of glazing facing outwards from the complex. This approach is also reflected in the rearrangement of service spaces within the proposed scheme. These have consistently been orientated towards the Metrolink, maximising the opportunity for active frontage to line the routes that surround and intersect the complex.

The landscaping scheme has been updated to reflect the wider approach established within the revised architecture, whilst maintaining the commitment to deliver high quality public realm, routes, and green spaces.

Purpose of Document

This document should be read in conjunction with the Design and Access statement that forms part of the Planning Application for Pollard Street, New Islington, Manchester. Information within the Design and Access Statement, and other supporting documents submitted as part of the original application, remain relevant and should be taken into account when considering this application. (Refer to planning statement for further information).

This report forms part of a series of documents submitted in support of the Section 73 Amendment application, and should be read in conjunction with these documents, which include:

- Covering letter, notices and planning applications forms
- Planning Statement Addendum prepared by Deloitte
- Energy Strategy Addendum prepared by Max Fordham
- Daylight Sunlight Addendum prepared by Proximity
- Transport Statement Addendum prepared by Civic
- Approved and proposed planning application drawings

(Refer to schedule of drawings in DAS) prepared by Hawkins/Brown.

1

1.2

Introduction

Planning history



Cover of Design and Access Statement Submitted in October 2020



December 2020

Planning consent granted (128191/FO/2020)



July 2022

Minor Material Amendment granted including core repositions and minor elevation alterations (133841/JO/2022)

1

1.2

Introduction

Pre-Application meetings

During this current design period we have engaged with the Local Planning Authority to share and explain the design changes that are being proposed, this is set out in further detail within the Planning Statement prepared by Deloitte that is included within the Section 73 application.

Pre-app 01: 11.05.2023



Pre-app 02: 20.07.2023



Pre-app 03: 29.08.2023



2. The Site

- 2.1 Site overview
- 2.2 Site plan
- 2.3 Local vernacular - brickwork
- 2.4 Recent & emerging context

2 The Site

2.1 Site overview

This chapter provides a brief overview and update on the existing site and context that has helped inform and create new narrative for the design that is being proposed within this Section 73 application.

For full site information, please refer to the full Design and Access Statement included within application 128191/FO/2020.

-  Linear Park Connecting to Context
-  Connection to New Islington Vista
-  Canal frontage
-  Great Ancoats Street
-  Great Ancoats Street frontage
-  Street frontage
-  New Islington Metrolink station
-  Existing Historic Mill Wall
-  SER / Substation
-  Marker to Site
-  Historic Canal Arms
-  Visibility of Chimney

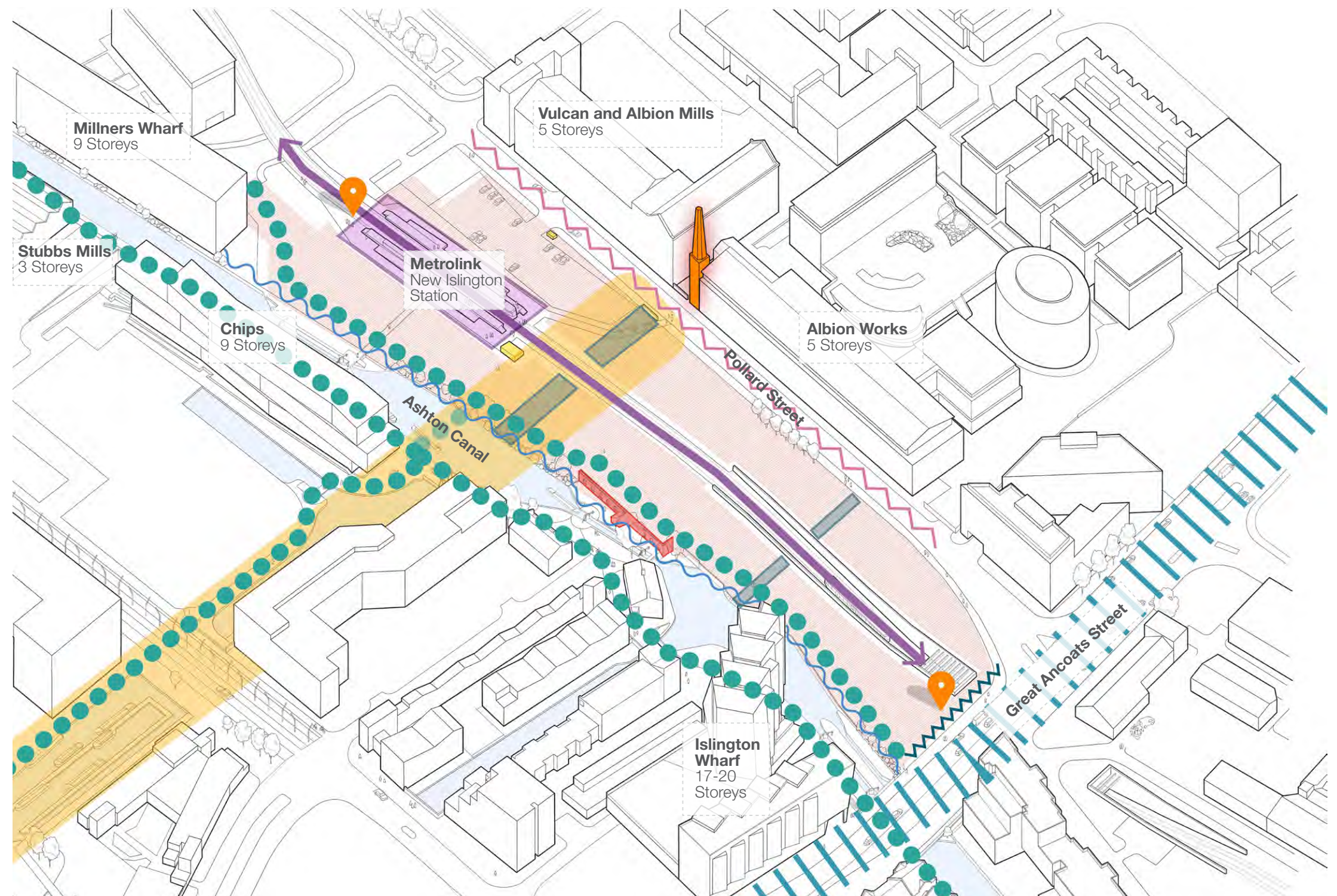


Diagram showing opportunities and constraints throughout the site

2

2.2

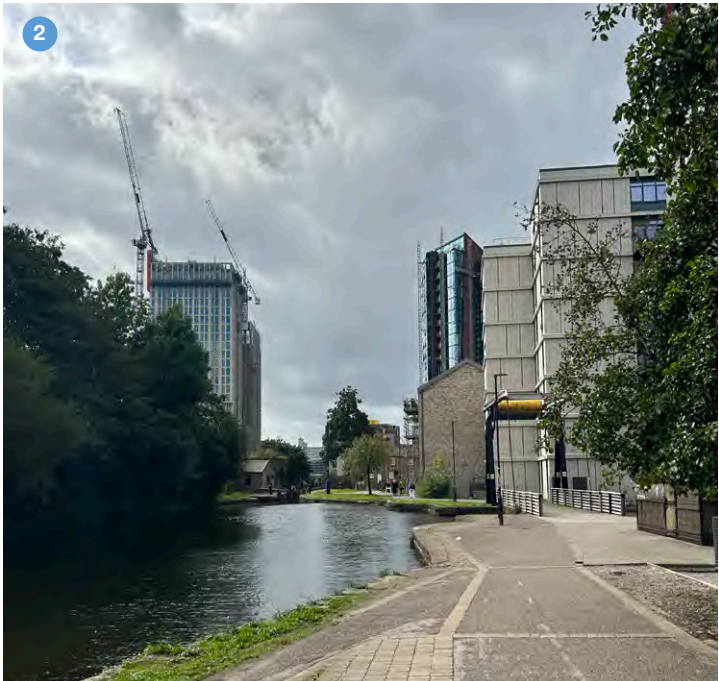
The Site

Site plan

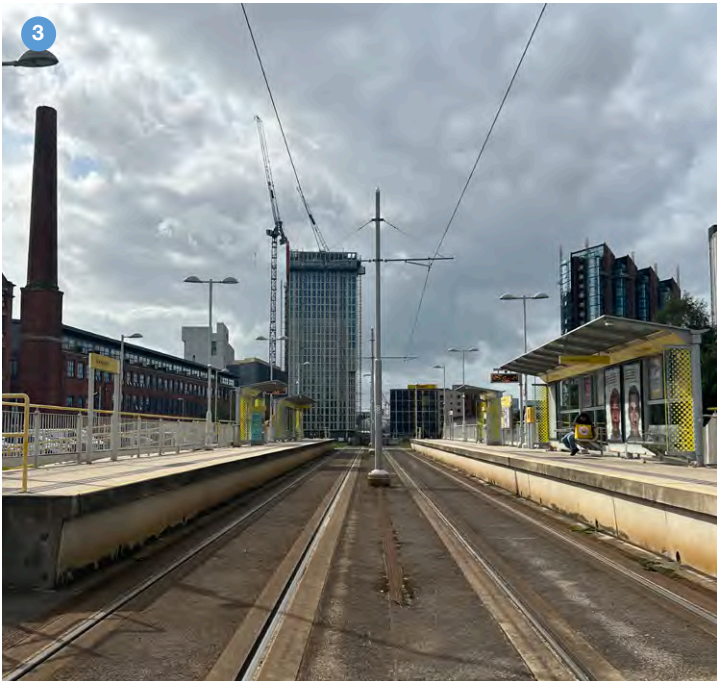
Since the original application was submitted in October 2020, there have been several changes to the immediate context. These largely include new buildings (either complete or currently under construction) around the junction of Pollard Street and Great Ancoats Street, and on the opposite side of the Ashton Canal. There have also been some improvements in regard to pedestrian crossing points and cycle lanes. The spread of photographs included on this page highlight the current status of the site and immediate context.



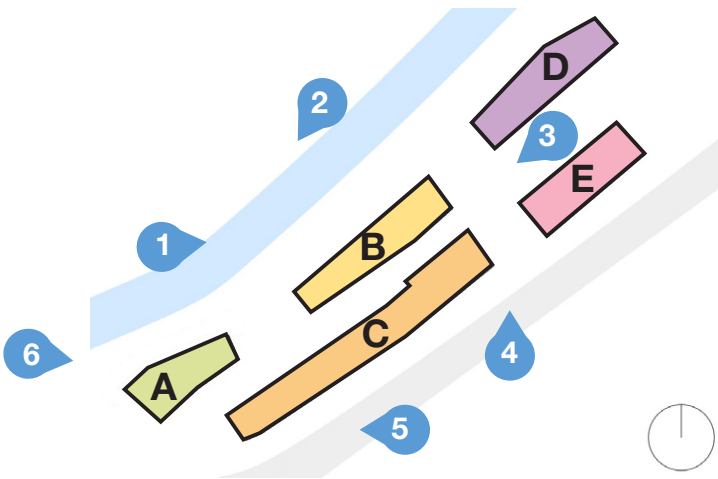
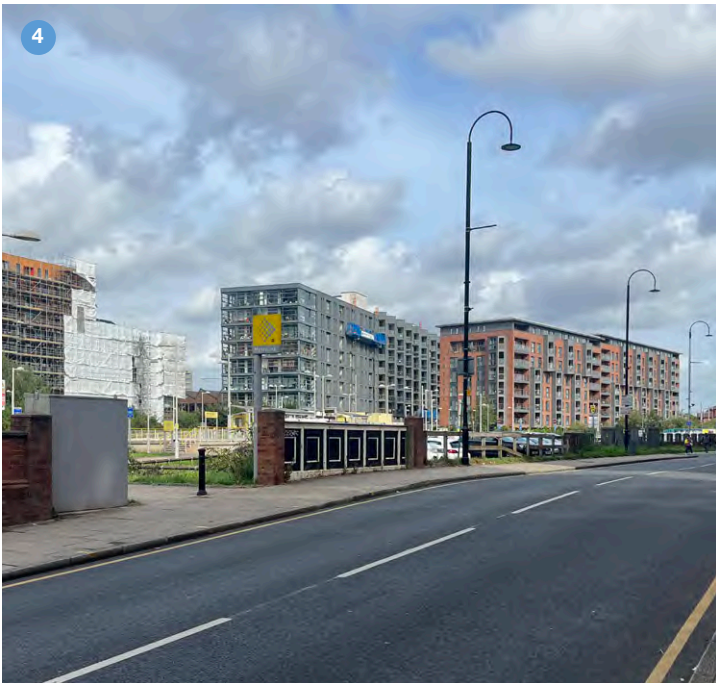
View from the Ashton Canal Tow Path looking east



View from the Ashton Canal Tow Path looking south-west



View from New Islington Metrolink stop looking south-west



View from Pollard Street looking north



View from Pollard Street looking west



View from Great Ancoats Street looking east

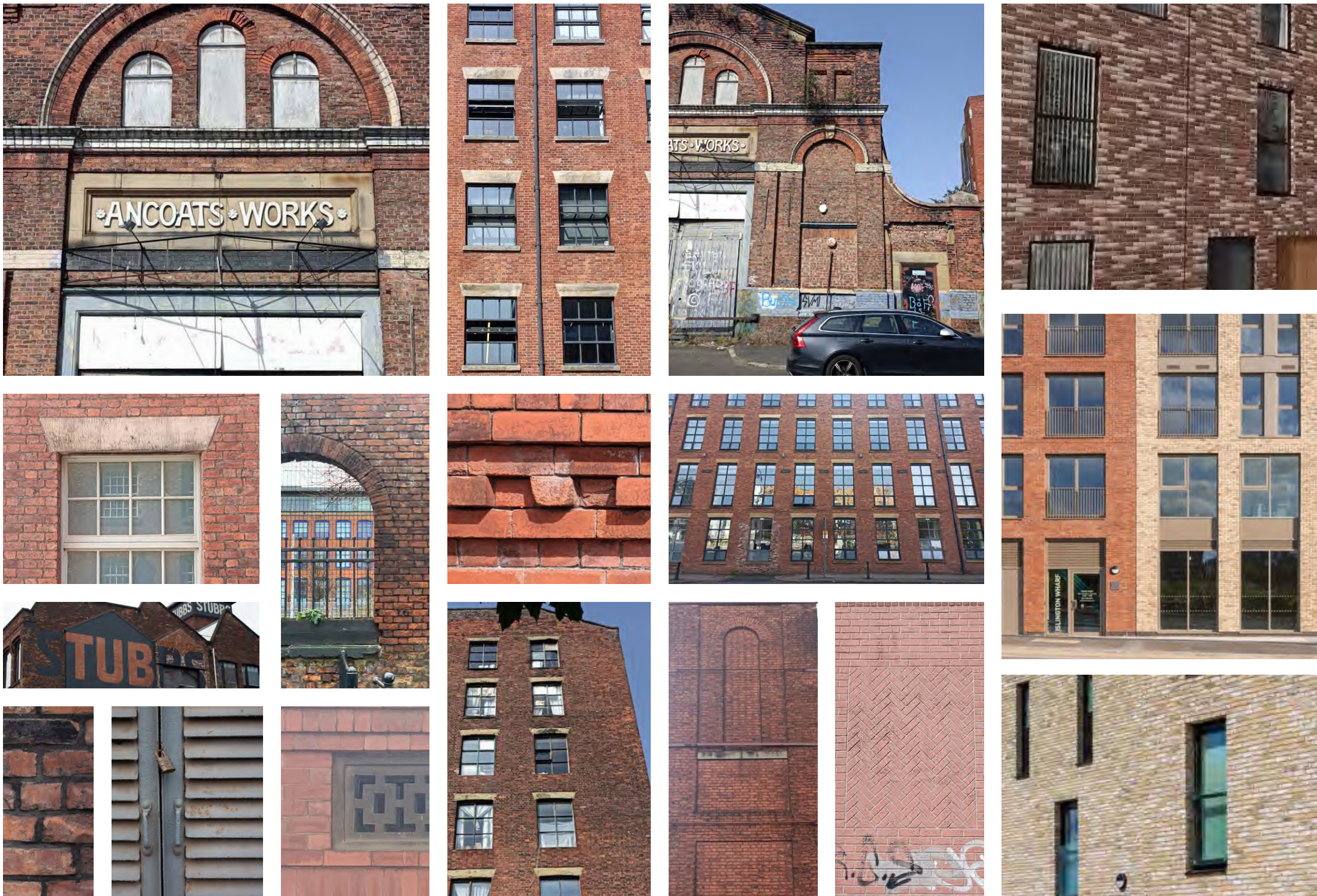
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The Site

2.3

Local vernacular - brickwork

The immediate context includes a diverse mix and use of brickwork as a predominant facade material; both on historic former industrial mills and warehouses, in addition to new contemporary buildings. The inclusion of different bonding patterns, details and signage / motifs creates a distinct look, feel and quality which we would like to integrate within the proposed design.



A montage of photos showing local brickwork and facade detail, in close proximity to the site

2

The Site

2.4

Recent & emerging context

The aerial map highlights some of the recently completed, currently under construction and consented buildings that sit within the immediate context of the site. We are keen for the proposed designs to integrate within the immediate context and alongside other future developments, to help improve the overall quality, mix of uses and placemaking in this part of the city.

- The Castings

Under construction

25 stories

Residential
- Victoria House

Under construction

25 stories

Residential
- Islington Wharf Phase 4

Completed Sep 2023

16 stories

Residential
- Bowlers Yard

Consented Aug 2020

11 stories

Residential
1.

Meininger Hotel

Consented Dec 2019

12 stories

Hotel
2.

Leonardo Hotel

Completed May 2022

14 stories

Hotel
3.

Ferrous

Consented Mar 2022

14 stories

Residential
4.

The Fairfax

Under construction

23-29 stories

Residential
5.

Store Street

Consented Aug 2020

11 stories

Residential
6.

Oxygen

Completed Dec 2021

8-31 stories

Residential
7.

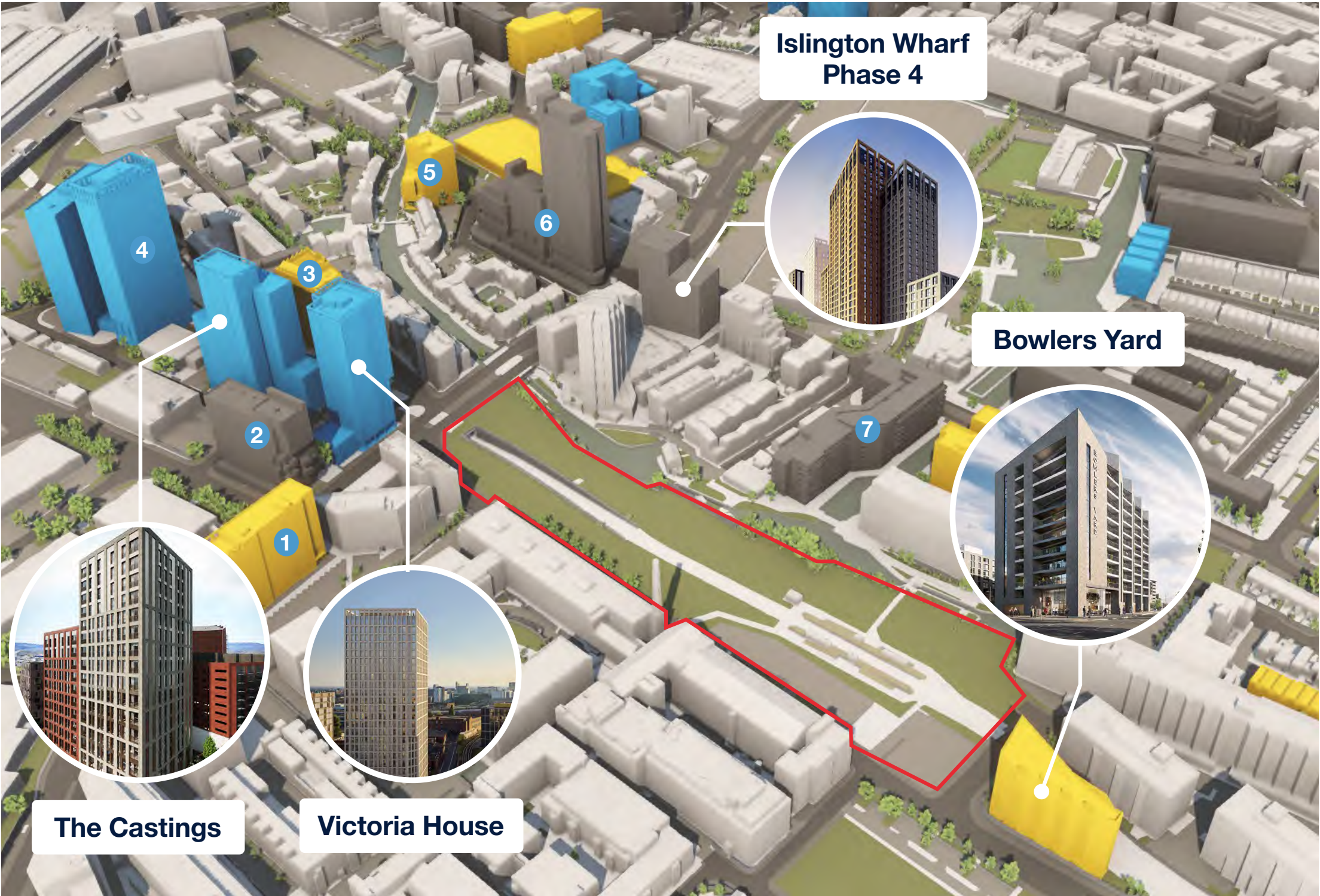
One Vesta Street

Completed Feb 2020

7-8 stories

Residential

- Recently completed
- Under construction
- Consented



Projects recently completed, under construction or consented in close proximity to the Electric Park site

3. Overview of Design Changes

- 3.1 Summary of design changes
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- 3.14 Area changes

3 Overview of Design Changes

3.1 Summary of design changes

The key design changes listed below apply holistically to all five buildings and largely relate to external appearance and materiality. Height, massing, uses and public realm all remain broadly unchanged.

1. The primary façade material across all buildings to be brickwork
2. Consistent repeating window rhythm
3. Craft and quality added through different brick bonds / patterns
4. Curved feature corners to demarcate key gateways and frontages
5. Rationalisation of building circulation / core areas
6. Active and permeable ground floor frontages that animate on to key edges

Points 1 to 4 relate specifically to material palette and external appearance, with a change to a more contextual and established brick facade. The curved building corners and brick detailing at key moments add a subtle yet distinctive quality to the campus, in addition to providing moments of individuality to each building.

Points 5 and 6 are a natural response to the change of materiality and therefore removal of the exoskeleton and gantry spaces. All circulation is now internalised and cores have been rationalised, which has had minor impact on internal layouts - this is most apparent within the ground floor layouts. These arrangements have been determined to maximise active frontages on key routes, edges and public realm that are provided through the proposed design.

There have been minor adjustments to the landscape design to reflect the updated architecture, this includes amending hard and soft landscaping to correspond to updated entrances and ground floor layouts. The strategy remains consistent in relation to overall quantum of external space and design intention and quality.



The previous design viewed across the Ashton Canal



The proposed design viewed across the Ashton Canal



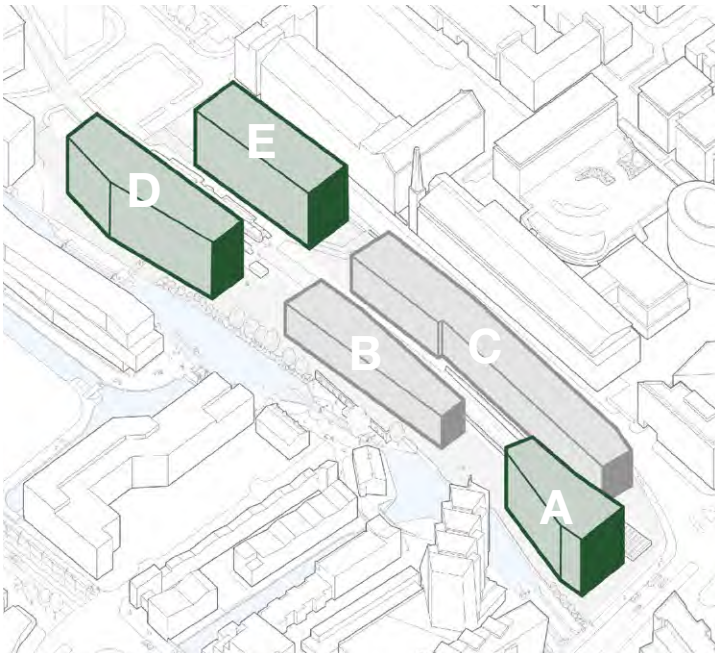
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Overview of Design Changes

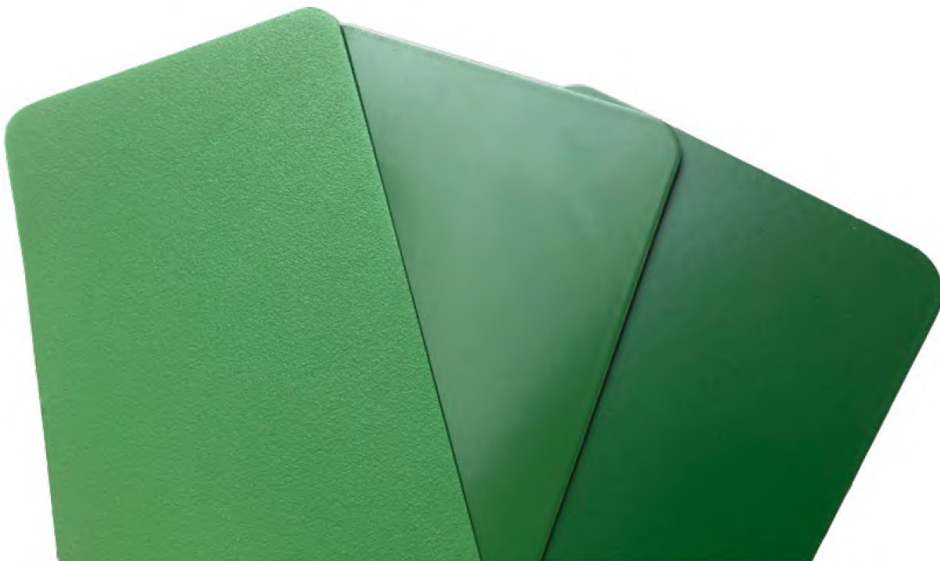
3.3

Creating a campus

The principles that inform the facade design and colour strategy set out in the original Design and Access Statement (dated Oct 2020) detailed an approach for all 5 buildings, described as ‘the Collective’. These comprised an ethos of colour as the unifier of the 2 building typologies, using green to reference the public realm setting and sustainable aspirations of ‘the Collective’.



Extant consent colour arrangement



Extant consent metal finishes



Consented scheme - Building A Elevation



Consented scheme - Building B Elevation

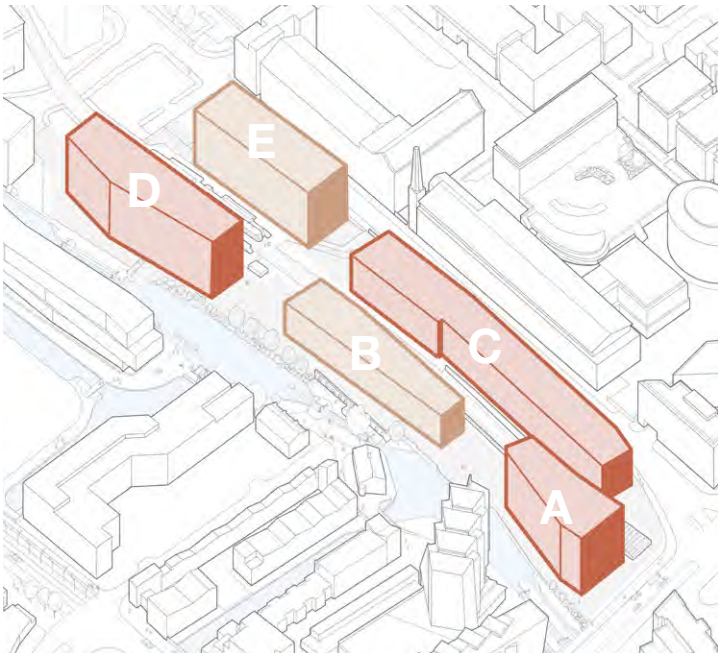
3

Overview of Design Changes

3.3

Creating a campus

We have looked to retain the concept of colour as a defining feature of the five buildings as a campus. Whilst the facades are consistent through the regularity of repeated window types, ground floor characteristics and entrance moments, there is variation applied through colour. As the previous design unified the two differing building typologies with the sharing of green and partial application of silver, the updated design uses two complimentary bricks distributed across the five buildings in a similar sense. The distinctiveness of the two key bricks will unite the five buildings as part of a collection, whilst their individual colour finish for its window frames, doors and louvres that defines each with a unique character.



Proposed colour arrangement



Proposed Building B Illustrative Elevation



Proposed Building C Illustrative Elevation

3 Overview of Design Changes

3.3 Creating a campus



3 Overview of Design Changes

3.3 Creating a campus



3

Overview of Design Changes

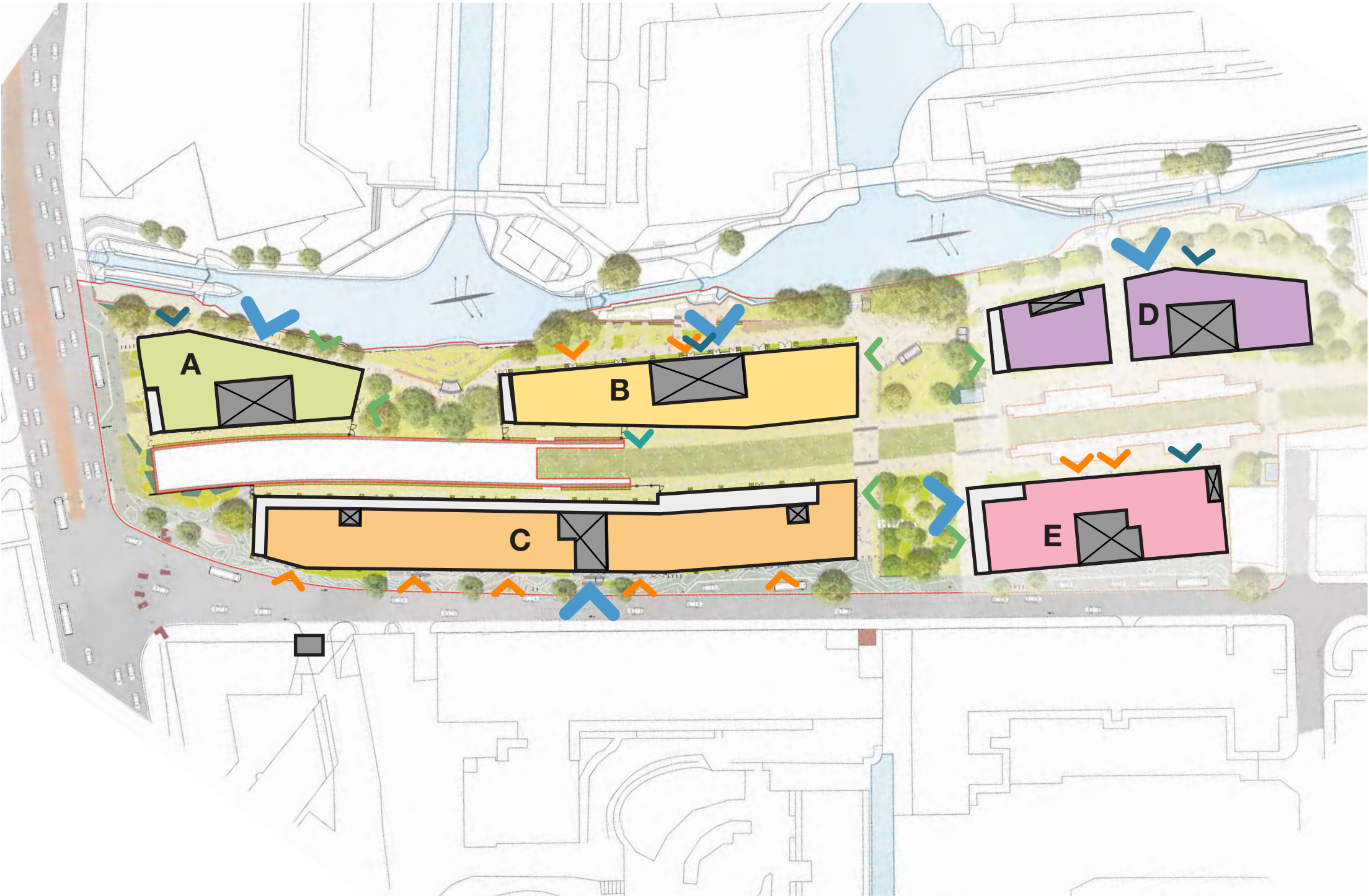
3.4

Extant consent site strategy

The overall site strategy remains largely consistent within the extant consent. The Metrolink line bisects the site, with the five buildings positioned either side. Entrances and ground floor lettable units typically face outwards onto Pollard Street and the Ashton Canal edges of the site, in addition to the larger areas of open space created within the public realm. Generally back of house areas including plant rooms and refuse stores were all located along elevations of the buildings that face the Metrolink line.

Building circulation within the extant consent was a combination of internal 'traditional cores', external stairs and deck access gantries.

Consented scheme



- Main entrances
- Ground floor unit entrance
- F&B / retail entrance
- Cycle store entrance
- Internal circulation core
- External circulation

Diagram showing site-wide strategy for consented scheme

3

Overview of Design Changes

3.5

Proposed site strategy

The proposed design retains the overall aspirations and ambitions of the extant consent creating a new vibrant and active workplace led campus that is set within a significant offer of public realm.

The proposed design has repositioned building entrances to provide a more even distribution of active frontage and threshold throughout the whole site. The intention being to ensure that the whole site remains active with people flow and each of the building entrances are far apart from each other to allow moments of identity to be incorporated. Back of house areas are generally retained on the Metrolink elevations to all buildings. All of the building cores are also positioned on the Metrolink elevations, which allow opportunity for natural light and views out on the more principal elevations of all the buildings.

Proposed scheme

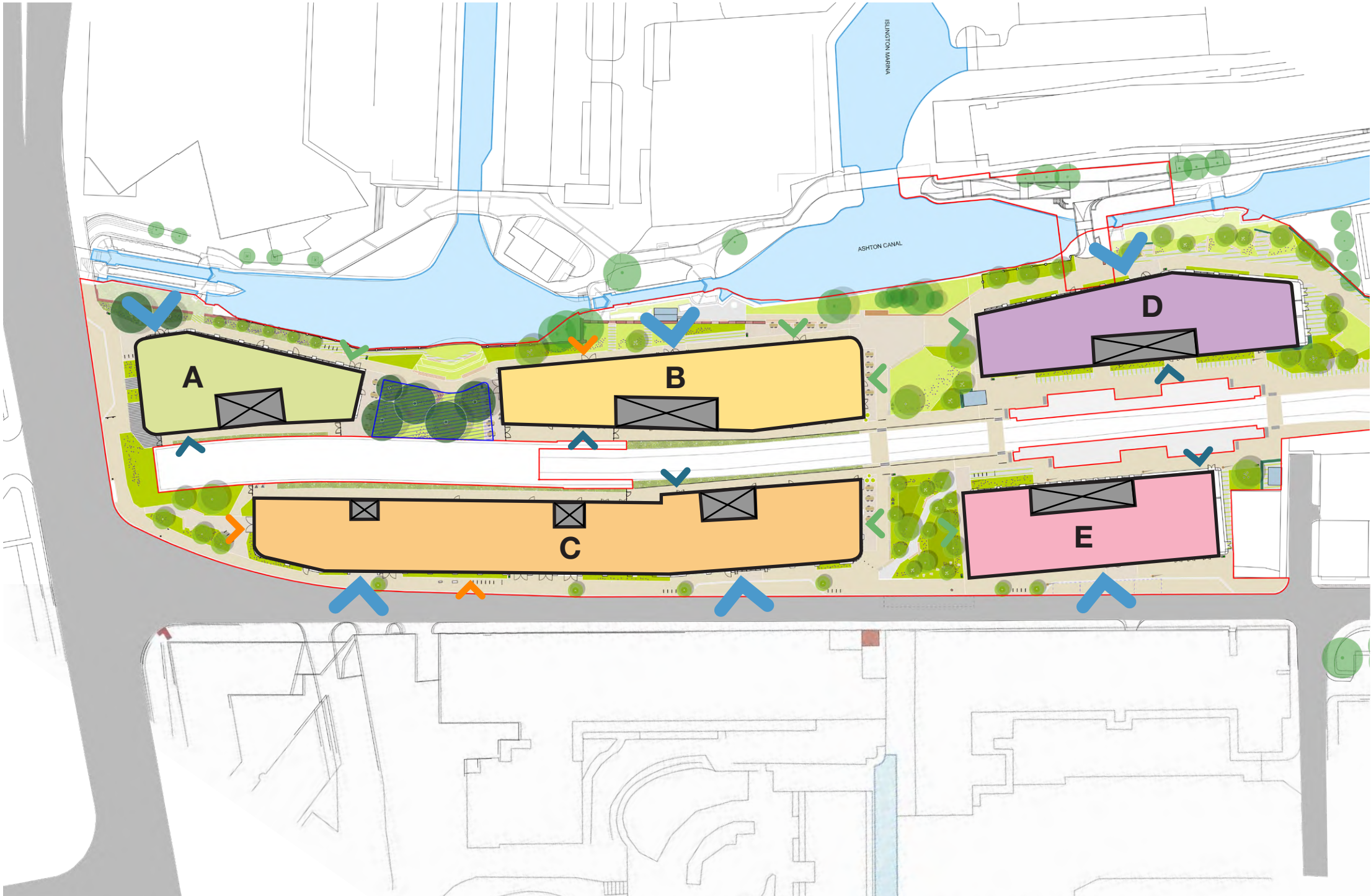


Diagram showing site-wide strategy for proposed scheme

- Main entrances
- Ground floor unit entrance
- F&B / retail entrance
- Cycle store entrance
- Internal circulation core
- External circulation

3

Overview of Design Changes

3.6

Extant consent view from Ashton Canal Tow Path

Extant consent

The extant consent establishes the aspiration of creating a new campus of buildings that all share a common theme / narrative. Within this overarching theme we have also instilled moments of individuality that create identity to each of the five buildings. This aspiration is retained within the proposed scheme.



3 Overview of Design Changes

3.7 Proposed view from Ashton Canal Tow Path

Proposed scheme

Our updated approach is achieved through the refinement of a select kit of parts across all five buildings. This includes standardisation of elements such as windows, brick bonds / details and entrances. The individual colouring of the window frames, doors and louvred panelling of each building establishes its unique identity whilst still appearing as a set.

The internalisation of all circulation ensures facades are simplified and elegant and that focus is on the quality and beauty of the brickwork and its detailing.

The curved brickwork corners have been applied to key moments throughout the campus. This has a quality visual impact whilst working in coherence with the updated landscaping and public realm design to draw movement through the site. Similarly, the corner glazing creates unique moments internally with particularly special views outwards across the city and the canal framed.



3 Overview of Design Changes

3.8 Extant consent view from the Ashton Canal

Extant consent



3 Overview of Design Changes

3.9 Proposed view from the Ashton Canal

Proposed scheme



3 Overview of Design Changes

3.10 Extant consent view from Great Ancoats Street

Extant consent



3 Overview of Design Changes

3.11 Proposed view from Great Ancoats Street

Proposed scheme



3 Overview of Design Changes

3.12 Extant consent view along the Ashton Canal

Extant consent



3 Overview of Design Changes

3.13 Proposed view along the Ashton Canal

Proposed scheme



3

Overview of Design Changes

3.14

Area changes

All of the gantries and external escape stairs proposed in the extant consent have now been removed or relocated within the new proposed design. Secondary escape stairs have all been retained but are now internalised and accommodated within the service cores. These updates to the design has generated an increase in the overall proposed area.

The change of facade concept and loss of the exoskeleton to Buildings B and C has also resulted in an increase of area. The change from a metal facade to a brick facade has meant that we have had to adjust the footprint of each building so that it aligns with brick dimensions, this has also contributed to the increase in area within the proposed design.

The below plan highlights the locations and extent of gantries, external escape stairs and the exoskeleton that were included in the extant consent.



Key

-  Areas previously proposed for external gantry and external fire escape stair are now internalised
-  Proposed exoskeleton omitted, external wall line / thermal line moved outwards

3

Overview of Design Changes

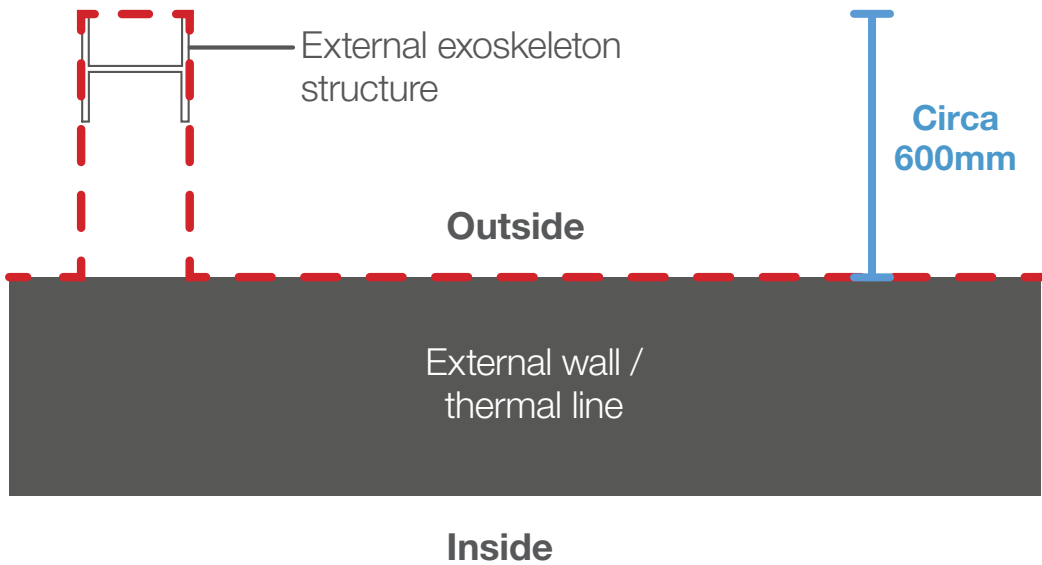
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Area changes

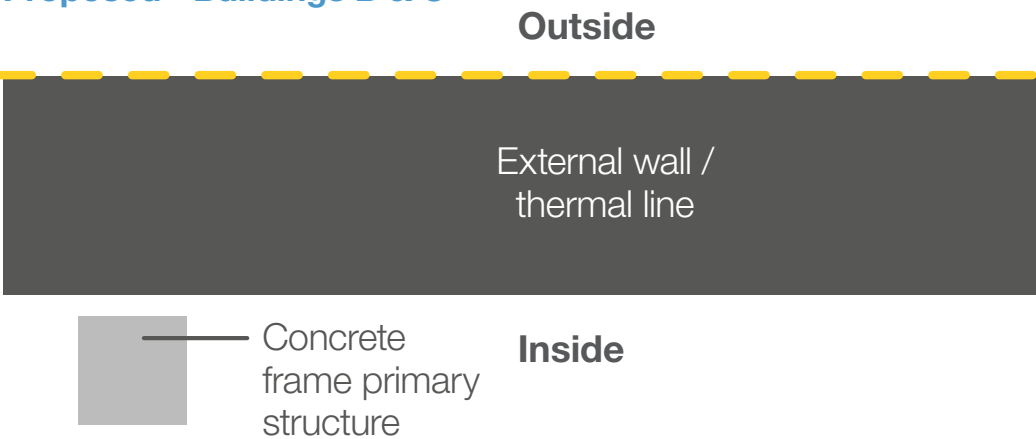
The proposed design aligns the outer face of the brick facade with the line previously proposed for the exoskeleton. Pushing the facade line out by a range of approximately 550-650mm dependent on location on the plan, has meant that the primary structure of the building is now sits within the buildings thermal line, but has resulted in an overall increase in area.

The below diagram highlights the facade concepts for the extant consent and proposed design.

Extant consent - Buildings B & C



Proposed - Buildings B & C



Key

- Line of GEA in extant consent
- Line of GEA in proposed design

3

Overview of Design Changes

3.14

Area changes

The below tables compare the consented and proposed GEA figures, on a floor-by-floor basis for Buildings A-E. The changes follow the area increases diagrammed overleaf.

GEA sq m		GEA sq ft		Overall GEA Increase	
Consented	Proposed	Consented	Proposed	Sq m	Sq ft

Building A						
00	941	1,018	10,128	10,958	77	830
01	906	1,032	9,753	11,108	126	1,355
02	963	1,037	10,363	11,162	74	799
03	963	1,037	10,363	11,162	74	799
04	963	1,037	10,363	11,162	74	799
05	963	1,037	10,363	11,162	74	799
06	963	1,037	10,363	11,162	74	799
07	963	1,037	10,363	11,162	74	799
Roof	72	146	772	1,572	74	800
Total	7,769	8,418	82,831	90,611	721	7,780

Building B						
00	1,373	1,555	14,782	16,738	182	1,956
01	1,268	1,578	13,645	16,985	310	3,340
02	1,330	1,580	14,311	17,007	250	2,696
03	1,330	1,580	14,311	17,007	250	2,696
04	1,330	1,548	14,311	16,663	218	2,352
Roof	111	114	1,190	1,227	3	37
Total	6,742	7,955	72,550	85,627	1,213	13,077

Building C						
00	2,525	2,707	27,182	29,138	182	1,956
01	2,196	2,755	23,640	29,655	559	6,015
02	2,196	2,755	23,640	29,655	559	6,015
03	2,196	2,755	23,640	29,655	559	6,015
04	2,196	2,755	23,640	29,655	559	6,015
Roof	0	138	0	1,485	138	1,485
Total	11,309	13,865	121,742	149,241	2,556	27,499

GEA sq m		GEA sq ft		Overall GEA Increase	
Consented	Proposed	Consented	Proposed	Sq m	Sq ft

Building D						
00	1,271	1,422	13,678	15,306	151	1,628
01	1,352	1,420	14,554	15,285	68	731
02	1,411	1,456	15,183	15,672	45	489
03	1,411	1,456	15,183	15,672	45	489
04	1,411	1,456	15,183	15,672	45	489
05	1,411	1,456	15,183	15,672	45	489
06	1,381	1,456	14,866	15,672	75	806
07	1,381	1,456	14,866	15,672	75	806
Roof	100	118	1,081	1,270	18	189
Total	11,129	11,696	119,777	125,895	567	6,118

Building E						
00	1,264	1,271	13,604	13,681	7	77
01	1,264	1,257	13,604	13,530	-7	-74
02	1,192	1,295	12,834	13,939	103	1,105
03	1,192	1,295	12,834	13,939	103	1,105
04	1,192	1,295	12,834	13,939	103	1,105
05	1,192	1,295	12,834	13,939	103	1,105
06	1,192	1,295	12,834	13,939	103	1,105
07	1,192	1,295	12,834	13,939	103	1,105
Roof	128	119	1,377	1,281	-9	-96
Total	9,808	10,417	105,589	112,128	609	6,539

Campus-wide Total						
Building A	7,769	8,418	82,831	90,611	721	7,780
Building B	6,742	7,955	72,550	85,627	1,213	13,077
Building C	11,309	13,865	121,742	149,241	2,556	27,499
Building D	11,129	11,696	119,777	125,895	567	6,118
Building E	9,808	10,417	105,589	112,128	609	6,539
Total	46,757	52,351	502,489	563,502	5,666	61,013

4. Illustrated Changes - Building A

- 4.1 Design changes overview
- 4.2 Ground Floor Plan
- 4.3 First Floor Plan
- 4.4 Typical Upper Floor Plan
- 4.5 Roof Plan
- 4.6 North Elevation - extant consent
- 4.7 North Elevation - proposed
- 4.8 East and West Elevations - extant consent
- 4.9 East and West Elevations - proposed
- 4.10 South Elevation - extant consent
- 4.11 South Elevation - proposed
- 4.12 Building sections - extant consent
- 4.13 Building sections - proposed

4

4.1

Illustrated Changes - Building A

Design changes overview

The principle design changes to Building A from the consented scheme to the proposed scheme are outlined as follows.

The primary facade cladding has changed from metalwork to brickwork, with an updated window arrangement that consists of a repeated window type creating a simplified and elegant rhythm across all facades. The main workspace entrance to the building has been repositioned to the corner of Great Ancoats Street, facing the more established city centre. Ground floor access to the F&B unit and Back of House spaces has been altered in coherence with facade changes, in order to maximise positioning along active frontages on key routes and edges of proposed public realm. Internal arrangement has been rationalised, which includes the removal of the gantry and therefore internalisation of all external circulatory space, with the relocation of the second stair within the central core. Access at roof level has also been modified - relocating the rooftop amenity and plant screens for users to benefit from views across the Ashton Canal and proposed landscaping.



4 Illustrated Changes - Building A

4.2 Ground Floor Plan

Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Main workspace entrance relocated
4. Ground floor access relocated
5. Second stair relocated within the central core
6. Internal layout updated
7. External gantry / access deck omitted
8. Roof terrace relocated
9. Position of plant screen updated
10. Roof access updated

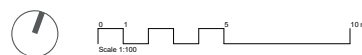
Extant consent



Proposed



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store



4

Illustrated Changes - Building A

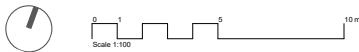
4.3

First Floor Plan

Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Main workspace entrance relocated
4. Ground floor access relocated
5. Second stair relocated within the central core
6. Internal layout updated
7. External gantry / access deck omitted
8. Rooftop amenity relocated
9. Position of plant screen updated
10. Roof access updated

- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store



Extant consent



Proposed



4

Illustrated Changes - Building A

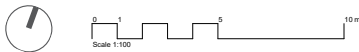
4.4

Typical Upper Floor Plan

Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Main workspace entrance relocated
- 4. Ground floor access relocated
- 5. Second stair relocated within the central core
- 6. Internal layout updated
- 7. External gantry / access deck omitted
- 8. Roof terrace relocated
- 9. Position of plant screen updated
- 10. Roof access updated

- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity



Extant consent



Proposed



4

Illustrated Changes - Building A

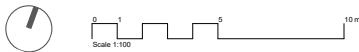
4.5

Roof Plan

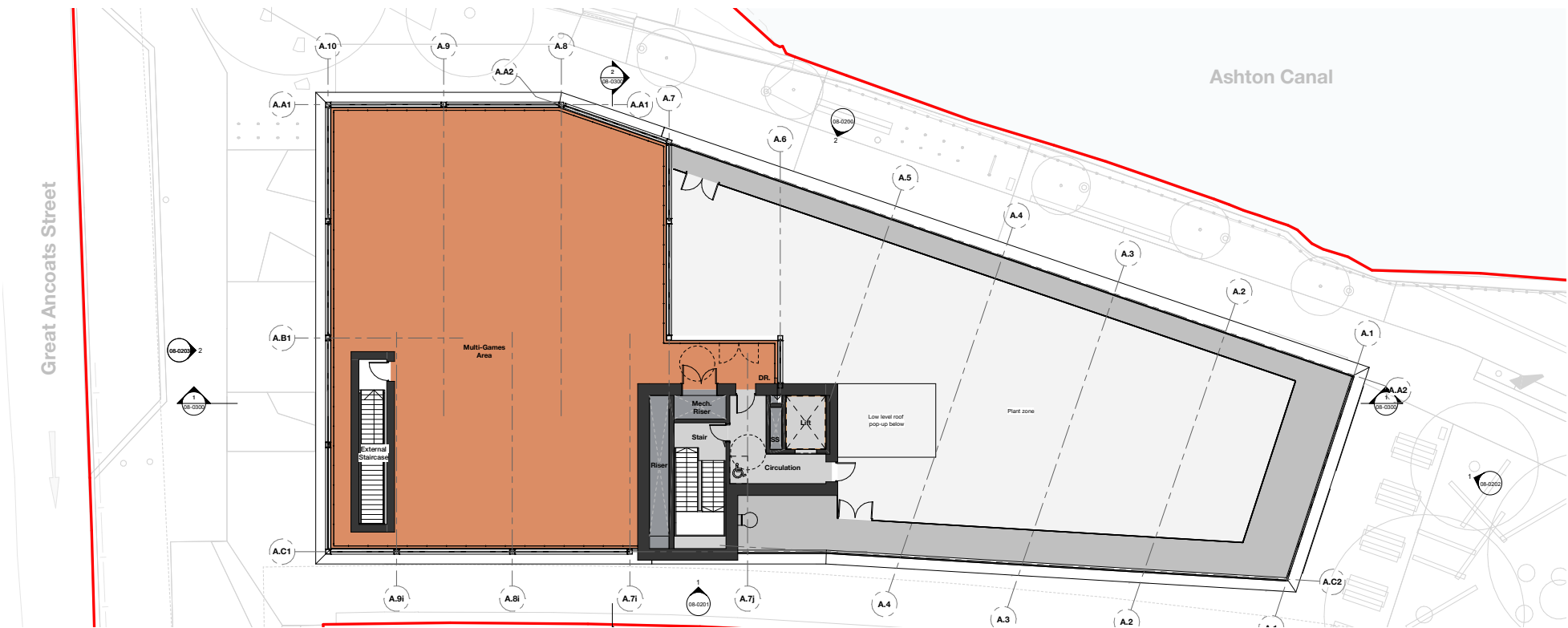
Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Main workspace entrance relocated
- 4. Ground floor access relocated
- 5. Second stair relocated within the central core
- 6. Internal layout updated
- 7. External gantry / access deck omitted
- 8. Rooftop amenity relocated
- 9. Position of plant screen updated
- 10. Roof access updated

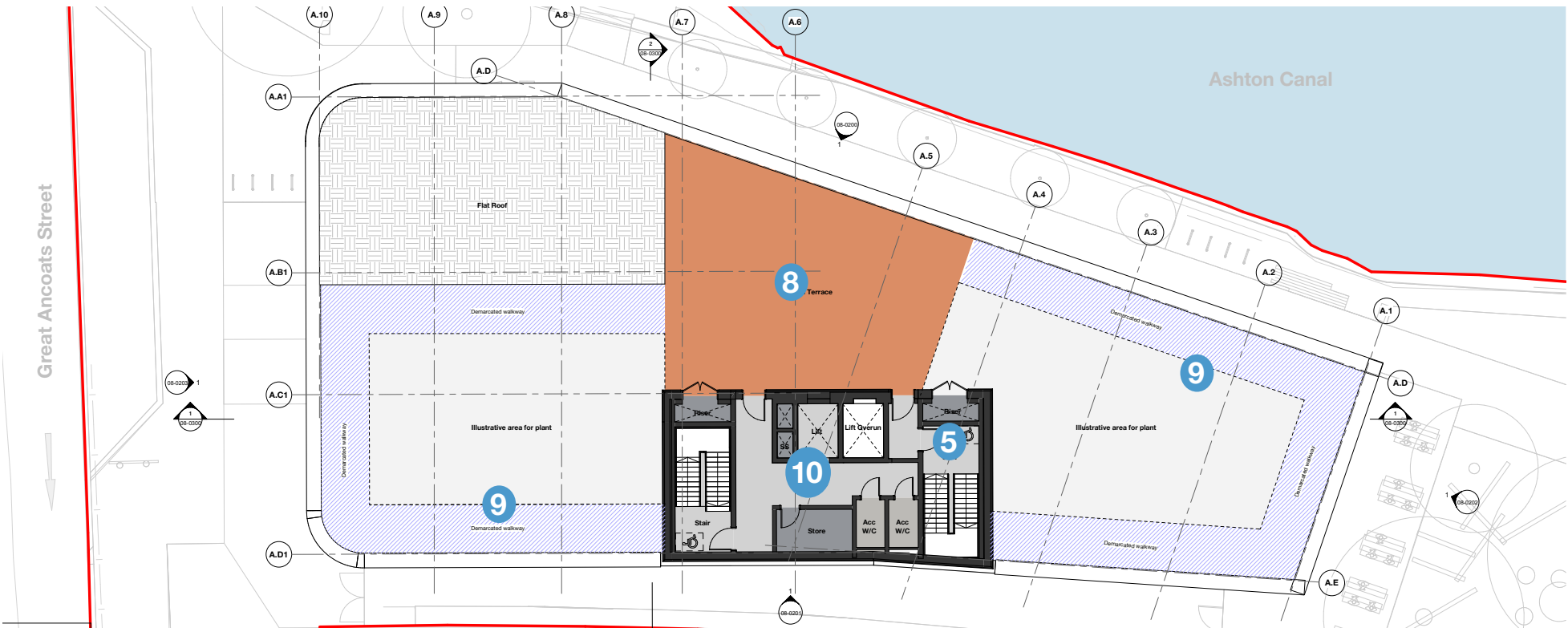
- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity



Extant consent



Proposed



4

4.6

Illustrated Changes - Building A

North Elevation - extant consent



4

4.7

Illustrated Changes - Building A

North Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

3. Main workspace entrance relocated
4. Ground floor access relocated

5. Second stair relocated within the central core

6. Internal layout updated

7. External gantry / access deck omitted
8. Rooftop amenity relocated

9. Position of plant screen updated

10. Roof access updated

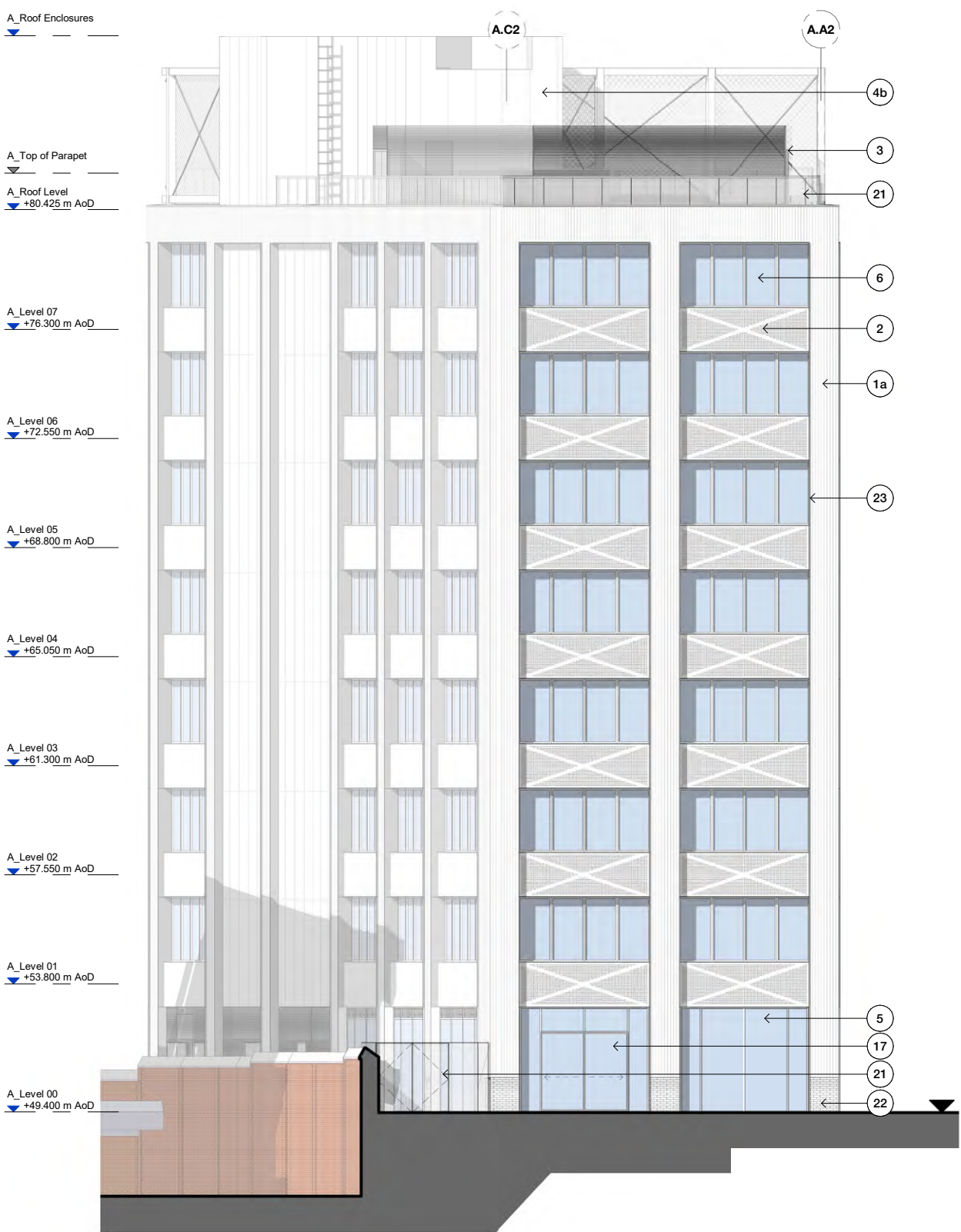
4

4.8

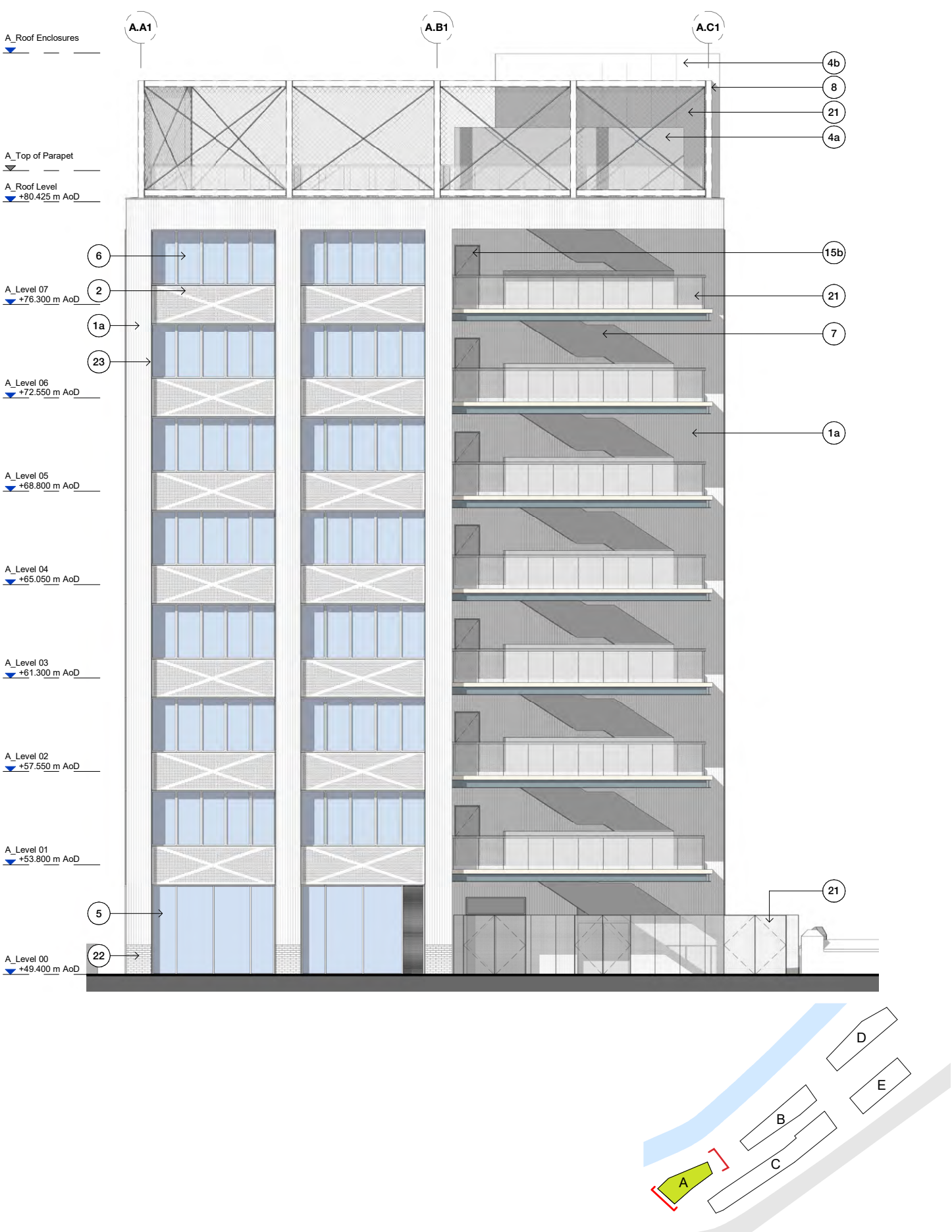
Illustrated Changes - Building A

East and West Elevations - extant consent

East Elevation



West Elevation



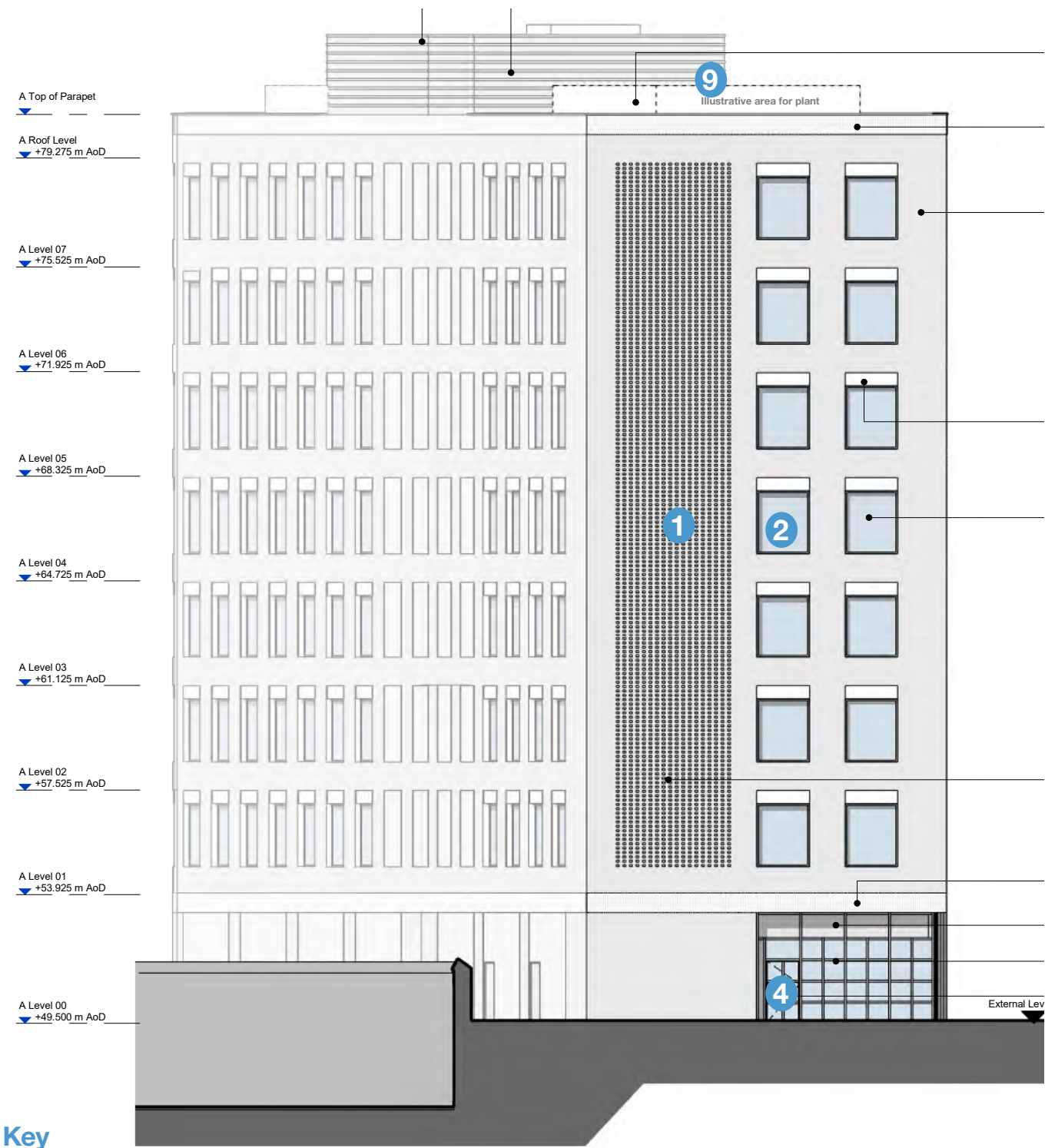
4

Illustrated Changes - Building A

4.9

East and West Elevations - proposed

East Elevation



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

3. Main workspace entrance relocated
4. Ground floor access relocated

5. Second stair relocated within the central core

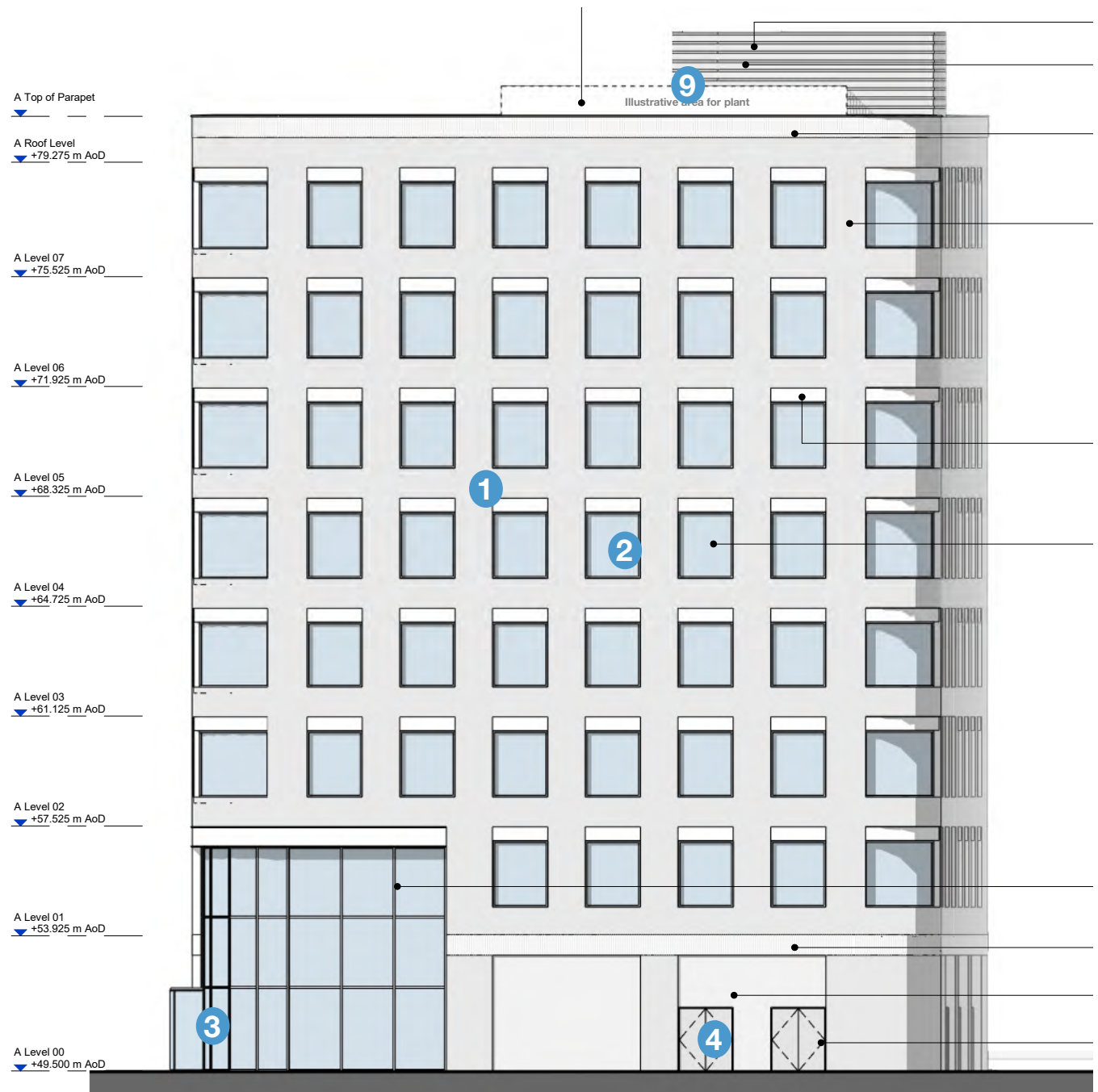
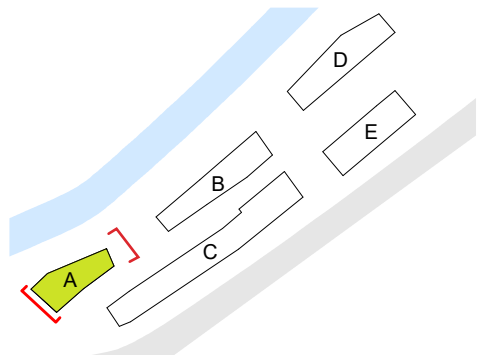
6. Internal layout updated

7. External gantry / access deck omitted
8. Rooftop amenity relocated

9. Position of plant screen updated

10. Roof access updated

West Elevation

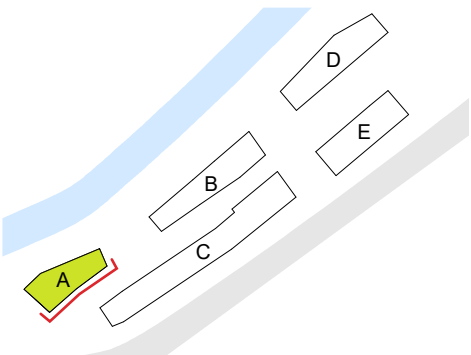


4

Illustrated Changes - Building A

4.10

South Elevation - extant consent

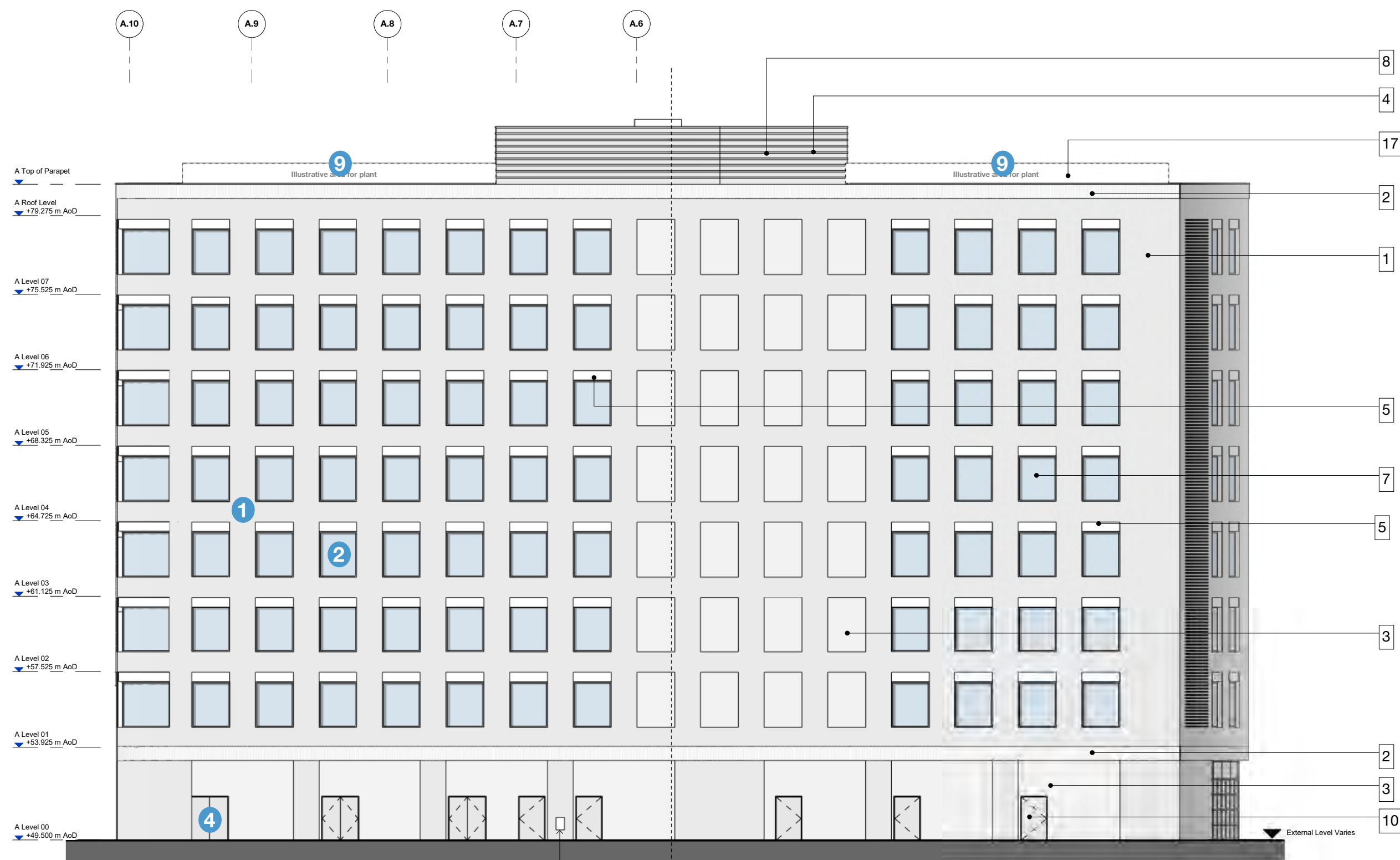


4

4.11

Illustrated Changes - Building A

South Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

3. Main workspace entrance relocated
4. Ground floor access relocated

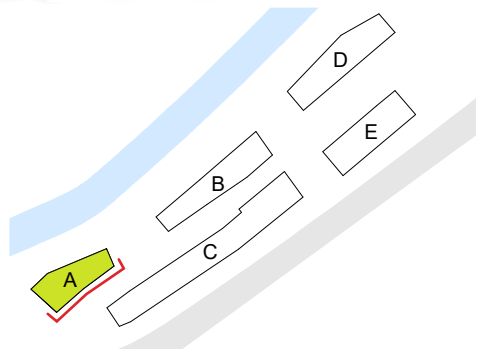
5. Second stair relocated within the central core

6. Internal layout updated

7. External gantry / access deck omitted
8. Rooftop amenity relocated

9. Position of plant screen updated

10. Roof access updated



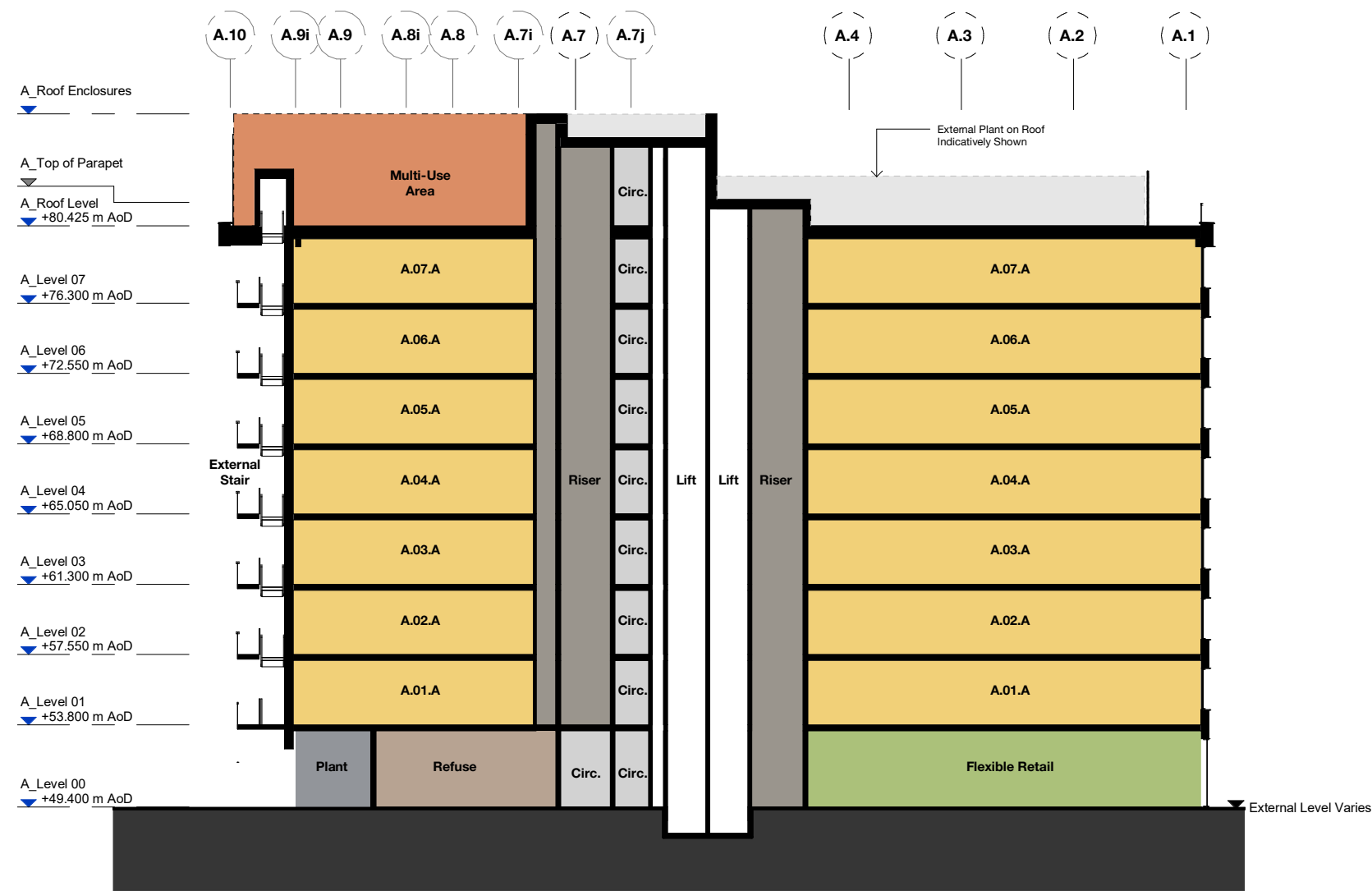
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Illustrated Changes - Building A

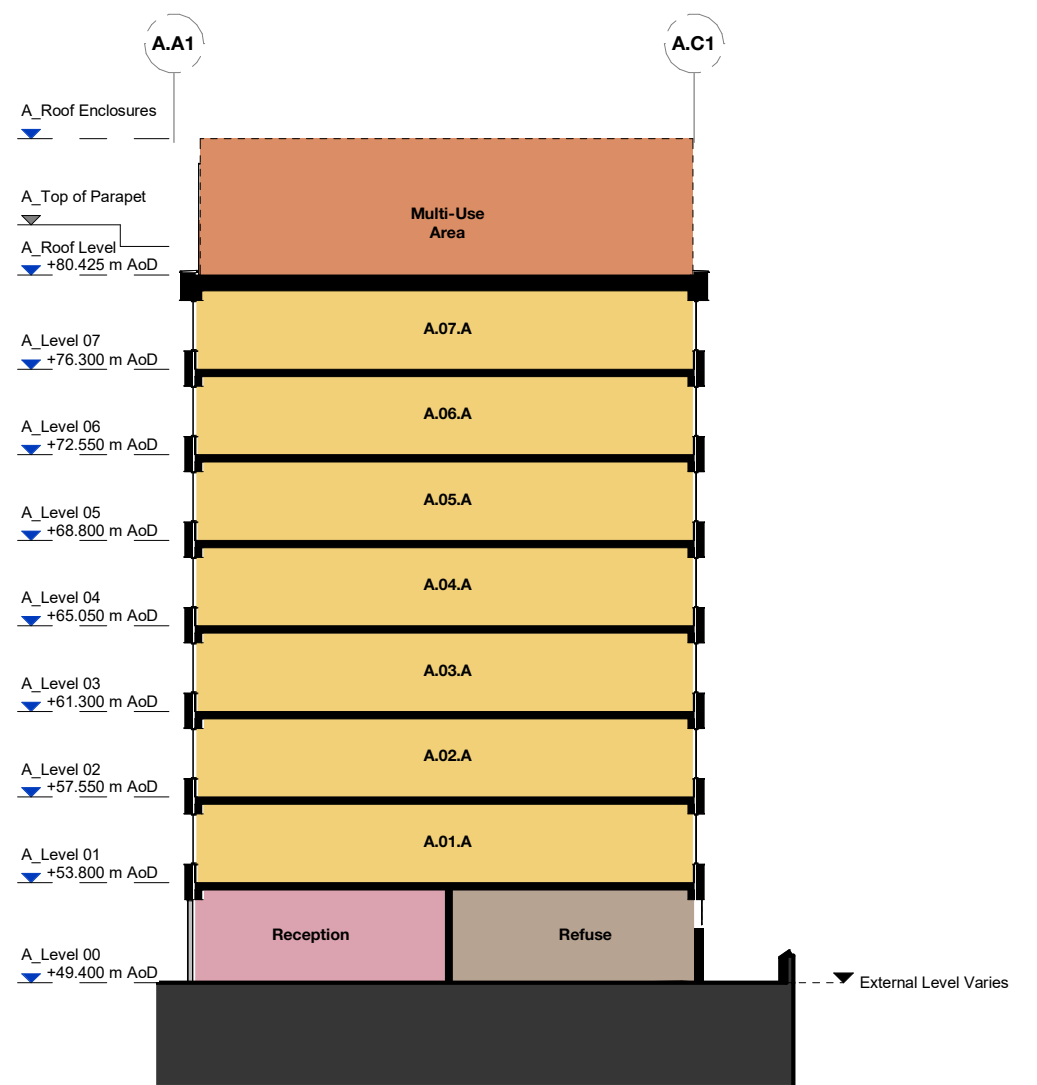
4.12

Building sections - extant consent

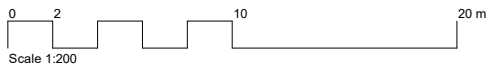
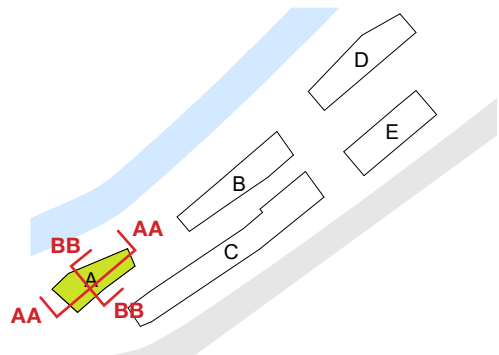
Section A:A



Section B:B



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store
- Tenant Amenity



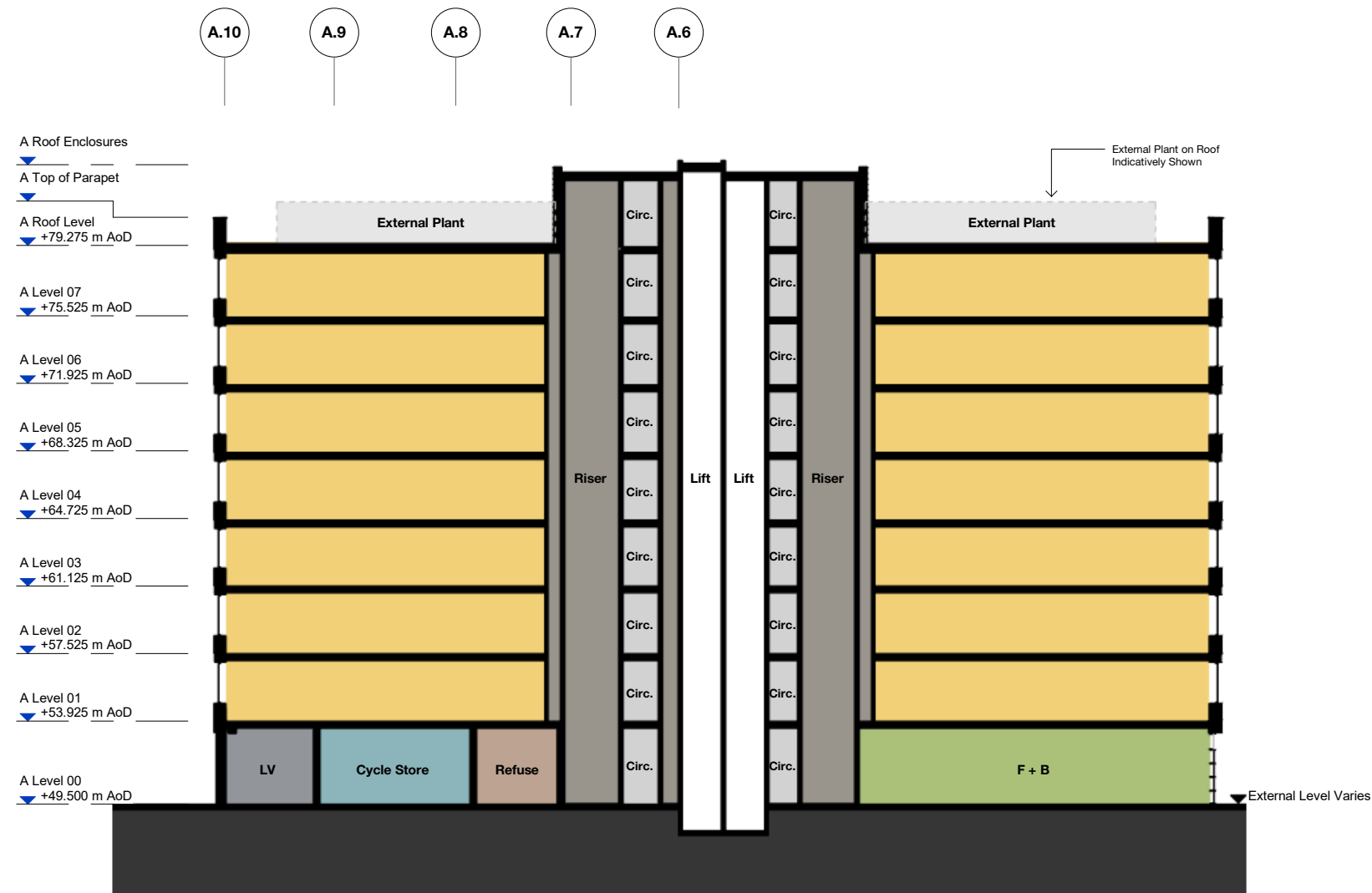
4

Illustrated Changes - Building A

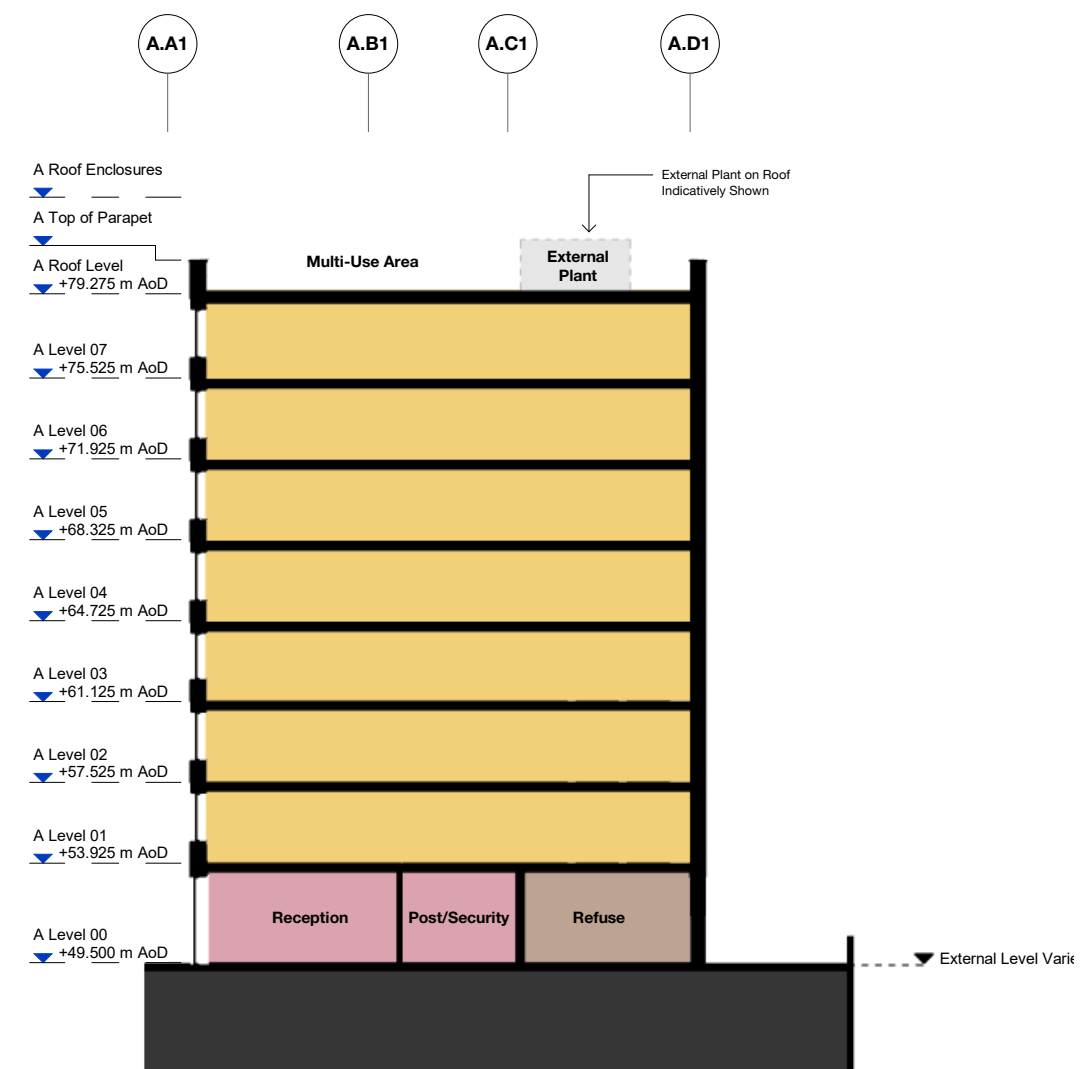
4.13

Building sections - proposed

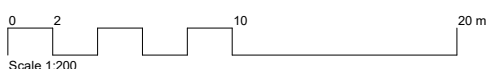
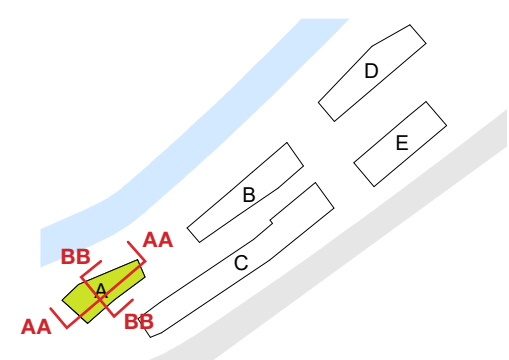
Section A:A



Section B:B



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store
- Tenant Amenity



5. Illustrated Changes - Building B

- 5.1 Design changes overview
- 5.2 Ground Floor Plan
- 5.3 First Floor Plan
- 5.4 Typical Upper Floor Plan
- 5.5 Roof Plan
- 5.6 North Elevation - extant consent
- 5.7 North Elevation - proposed
- 5.8 East and West Elevations - extant consent
- 5.9 East and West Elevations - proposed
- 5.10 South Elevation - extant consent
- 5.11 South Elevation - proposed
- 5.12 Building sections - extant consent
- 5.13 Building sections - proposed

5 Illustrated Changes - Building B

5.1 Design changes overview

The principle design changes to Building B from the consented scheme to the proposed scheme are outlined as follows.

The primary facade cladding has changed from metalwork to brickwork, with an updated window arrangement that consists of a repeated window type creating a simplified and elegant rhythm across all facades. Ground floor access to the F&B unit and Back of House spaces has been altered in coherence with facade changes, in order to maximise positioning along active frontages on key routes and edges of proposed public realm. Internal arrangement has been rationalised, which includes the removal of the gantry and therefore internalisation of all external circulatory space, with the relocation of the second stair within the central core. Access at roof level and plant screen positioning has also been modified.



5

Illustrated Changes - Building B

5.2

Ground Floor Plan

Key

1.

Primary façade cladding changed from metalwork to brickwork
2.

Window arrangement updated
3.

Ground floor access relocated
4.

Core / circulation strategy updated
5.

Internal layout updated
6.

External gantry / access deck omitted
7.

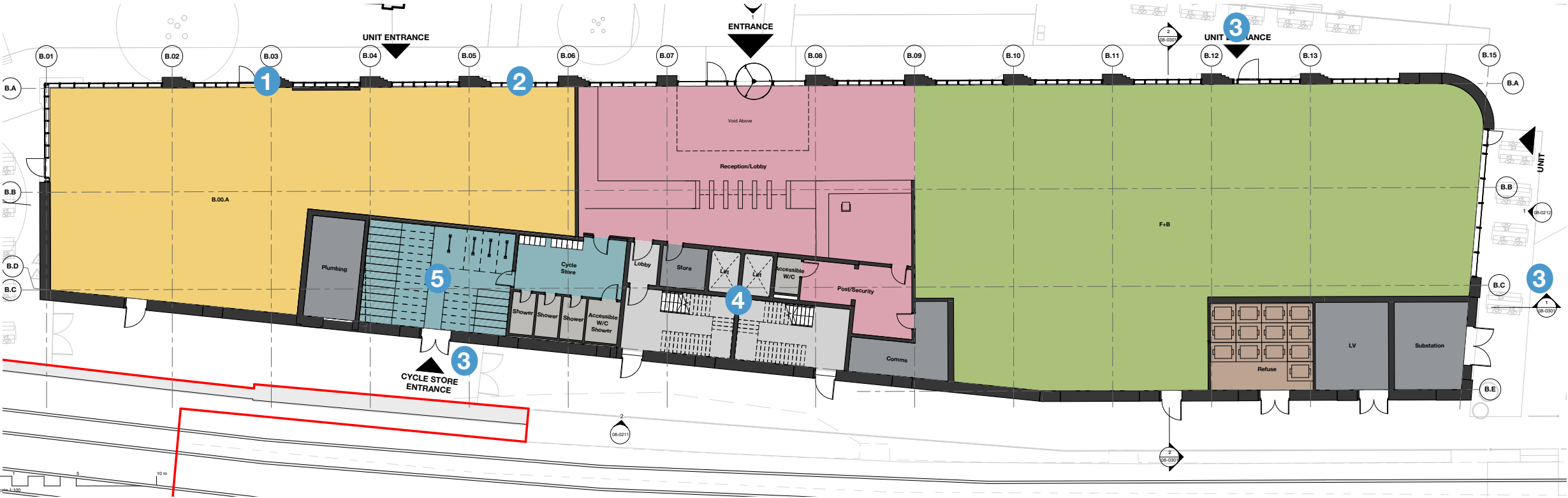
Position of plant screen updated
8.

Roof access updated

Extant consent



Proposed



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store

5

5.3

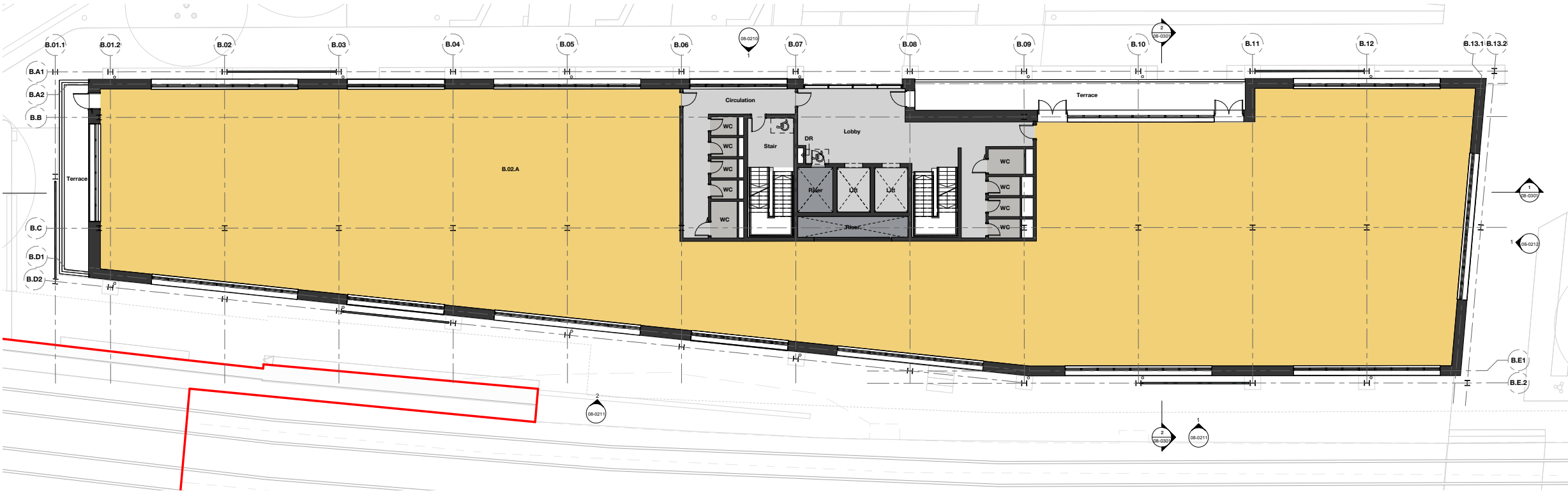
Illustrated Changes - Building B

First Floor Plan

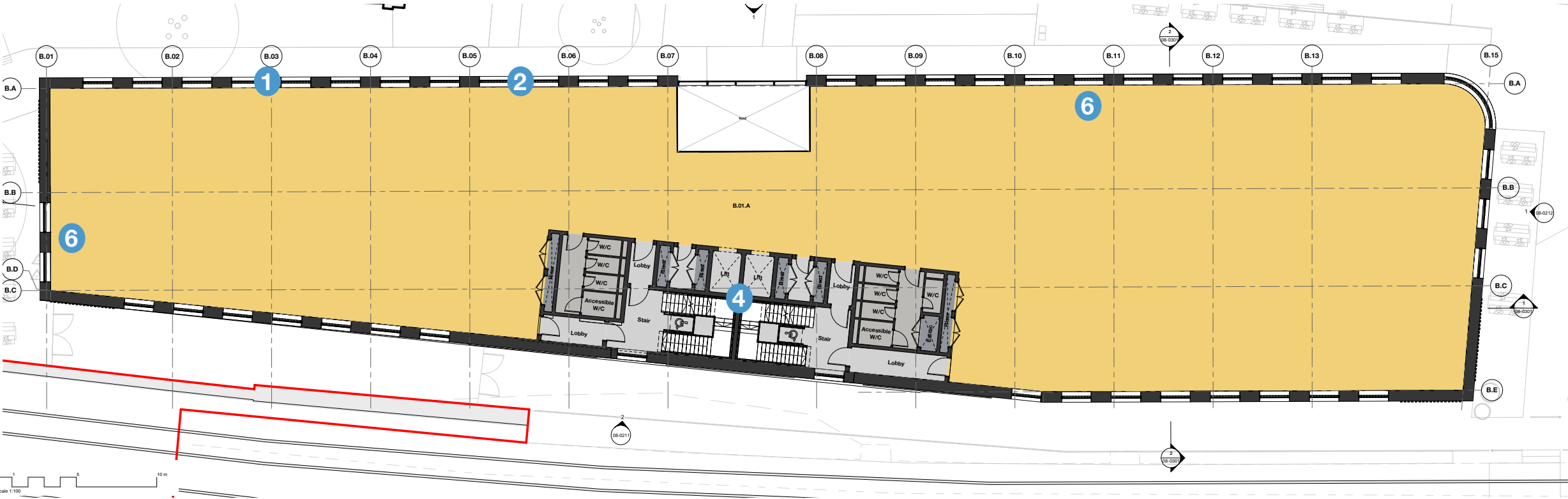
Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Ground floor access relocated
4. Core / circulation strategy updated
5. Internal layout updated
6. External gantry / access deck omitted
7. Position of plant screen updated
8. Roof access updated

Extant consent



Proposed



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store

5

Illustrated Changes - Building B

5.4

Typical Upper Floor Plan

Key

1.

Primary façade cladding changed from metalwork to brickwork
2.

Window arrangement updated
3.

Ground floor access relocated
4.

Core / circulation strategy updated
5.

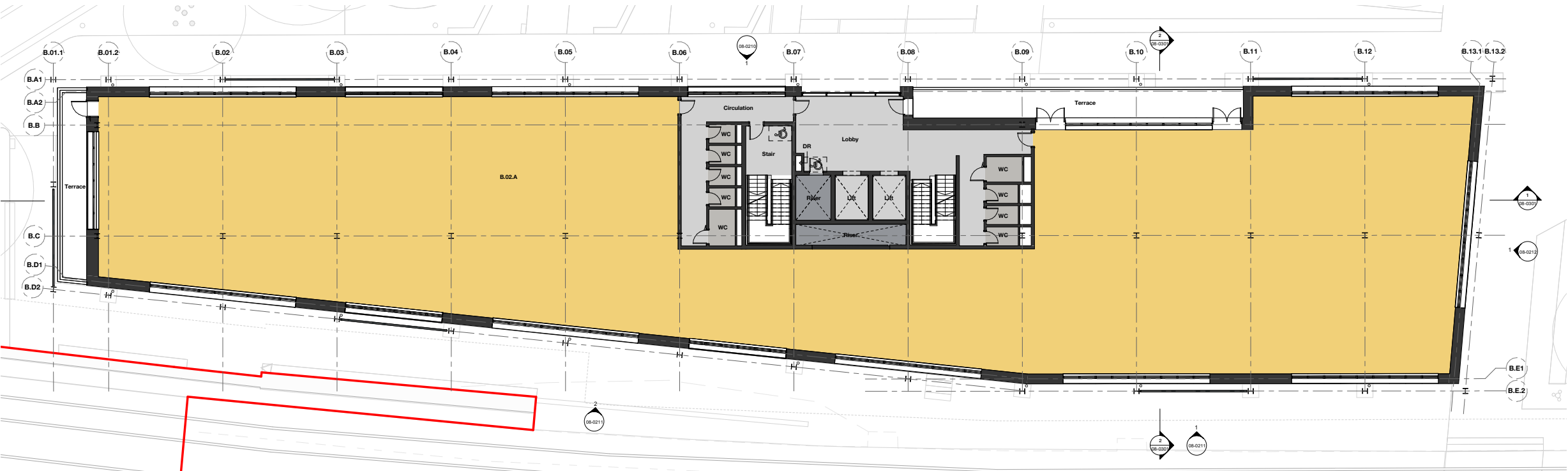
Internal layout updated
6.

External gantry / access deck omitted
7.

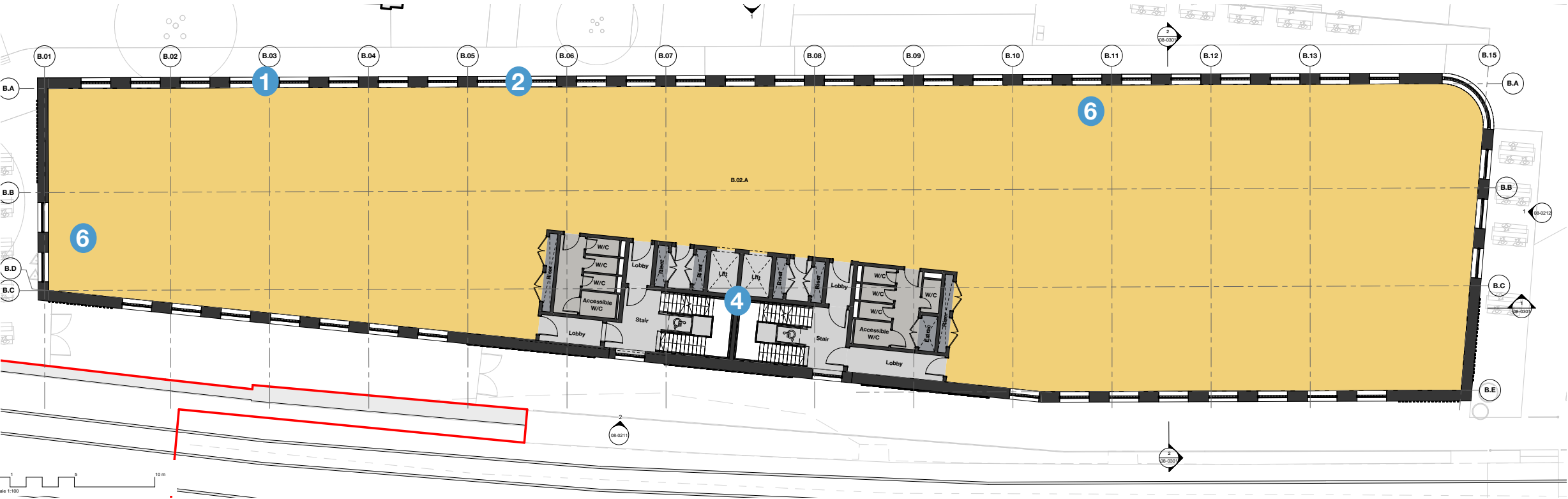
Position of plant screen updated
8.

Roof access updated

Extant consent



Proposed



- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity

5

5.5

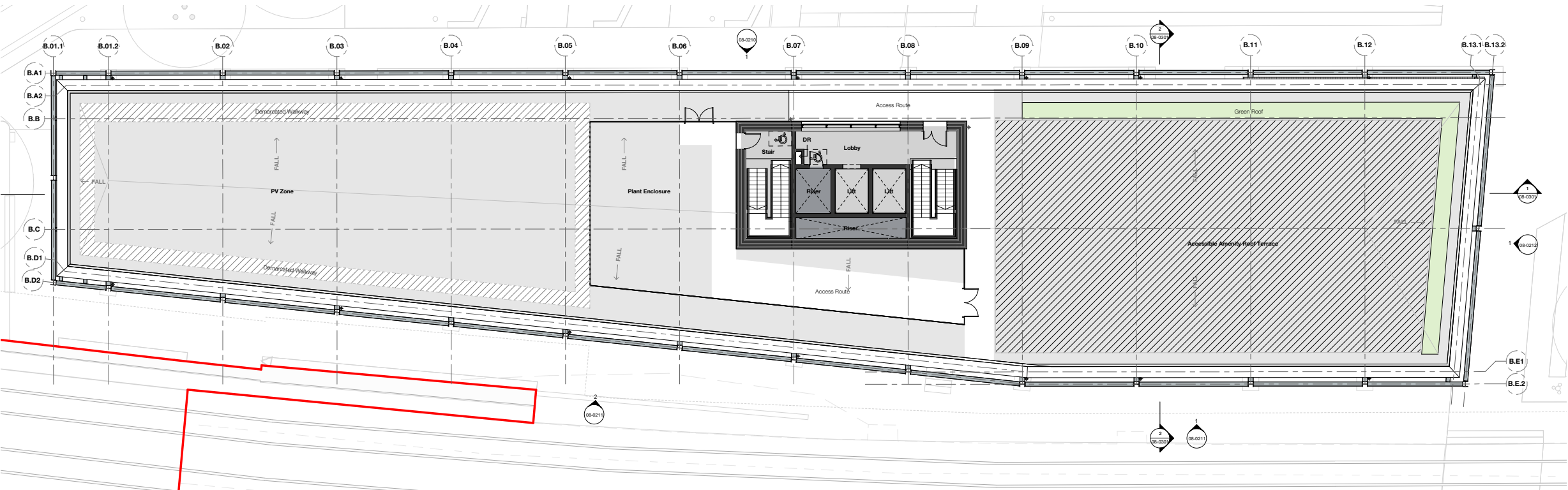
Illustrated Changes - Building B

Roof Plan

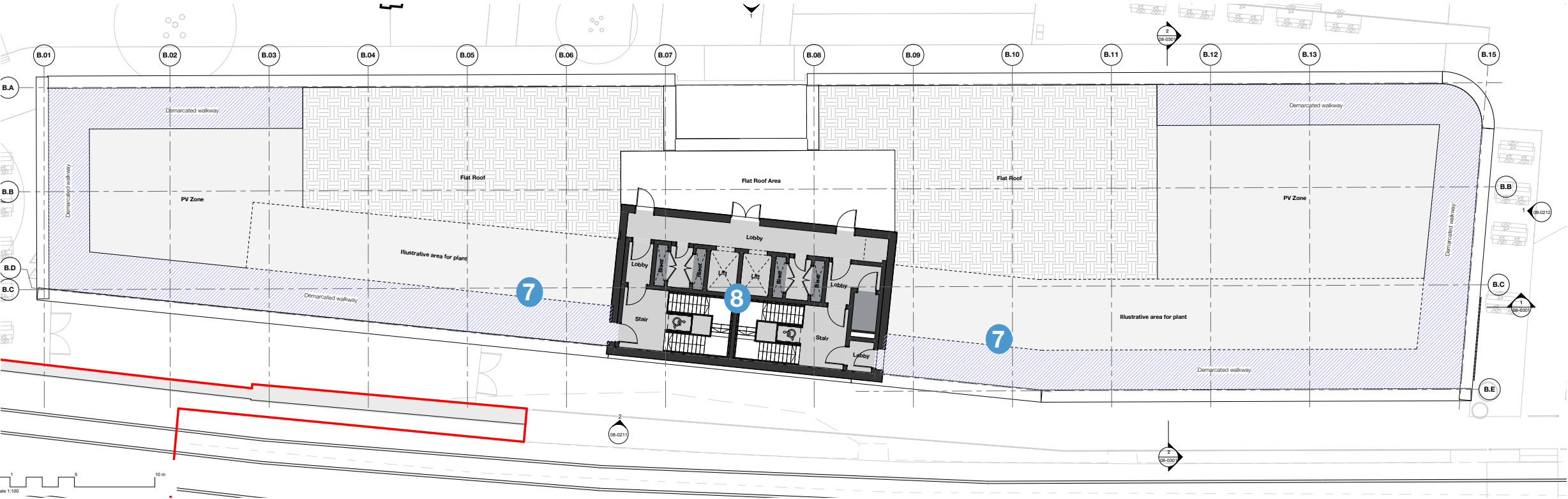
Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Ground floor access relocated
- 4. Core / circulation strategy updated
- 5. Internal layout updated
- 6. External gantry / access deck omitted
- 7. Position of plant screen updated
- 8. Roof access updated

Extant consent



Proposed



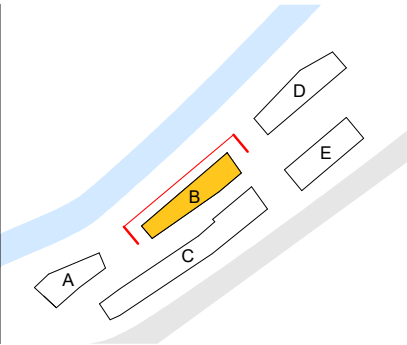
- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity

5

5.6

Illustrated Changes - Building B

North Elevation - extant consent



5

5.7

Illustrated Changes - Building B

North Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

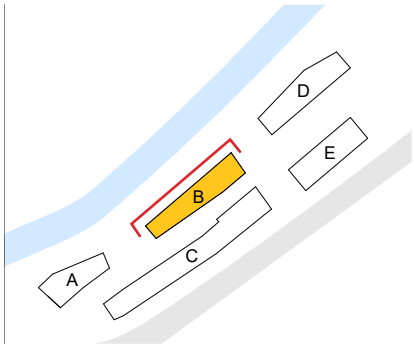
2. Window arrangement updated

3. Ground floor access relocated
4. Second stair relocated within the central core

5. Internal layout updated

6. External gantry / access deck omitted

7. Position of plant screen updated
8. Roof access updated



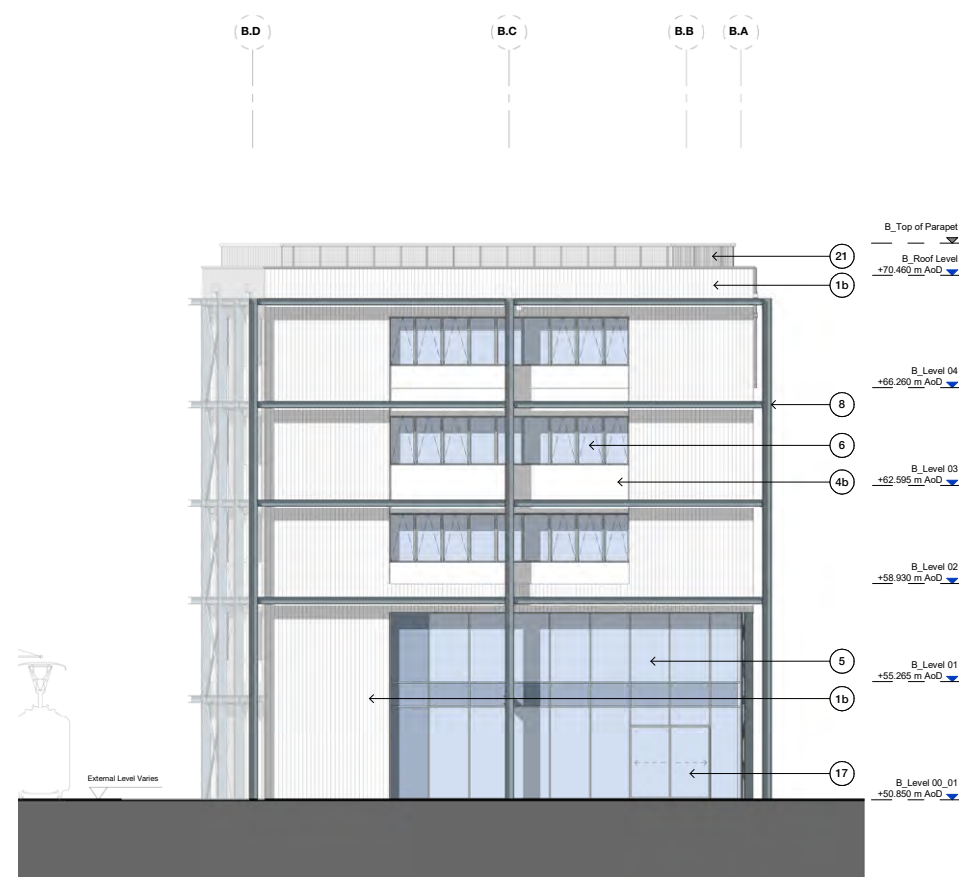
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5.8

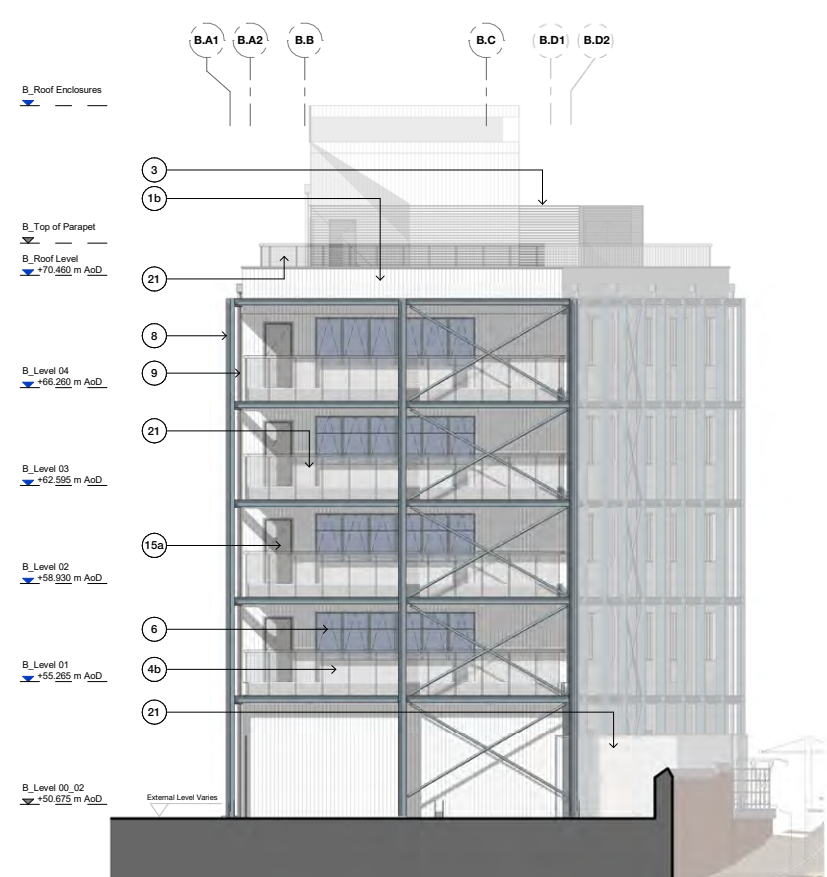
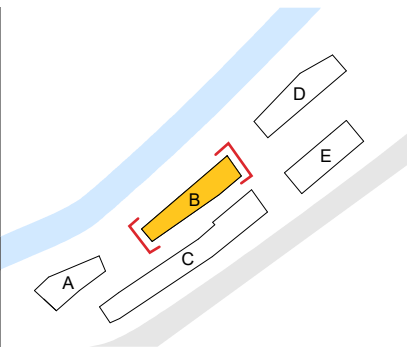
Illustrated Changes - Building B

East and West Elevation - extant consent

East Elevation



West Elevation



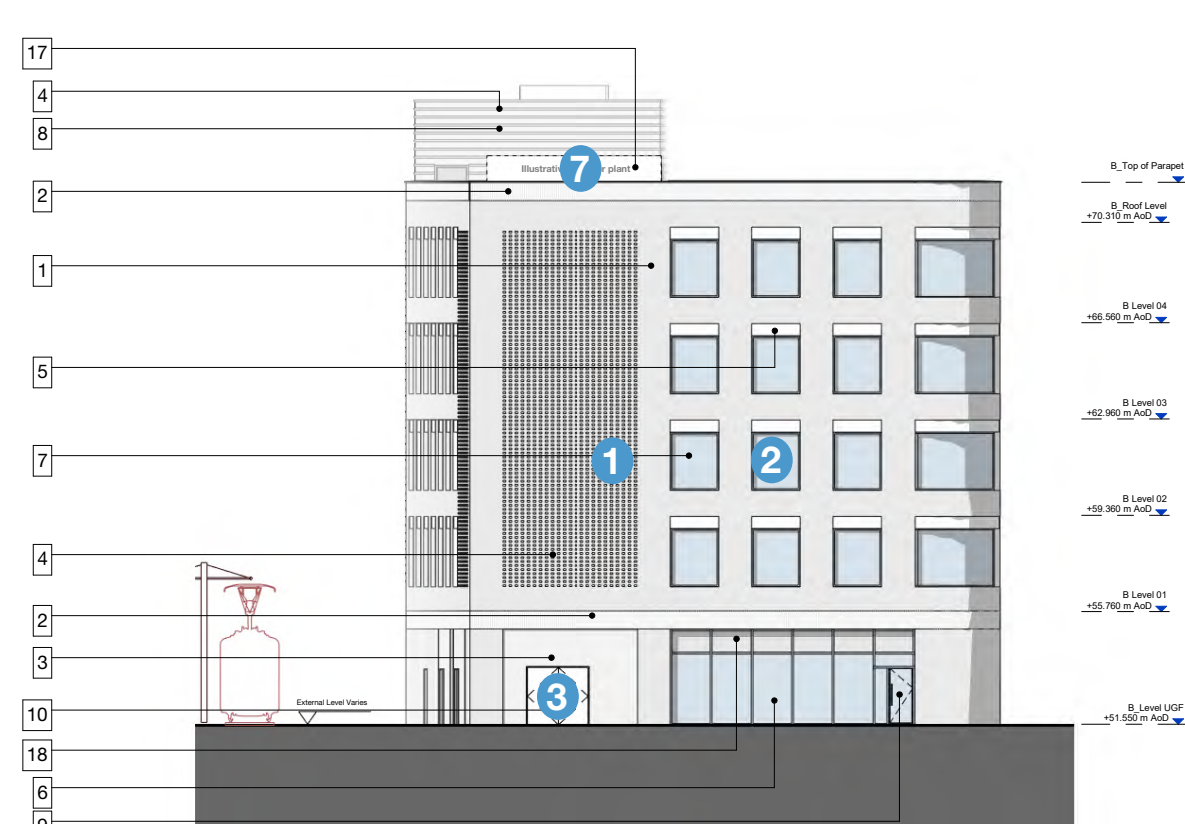
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5.9

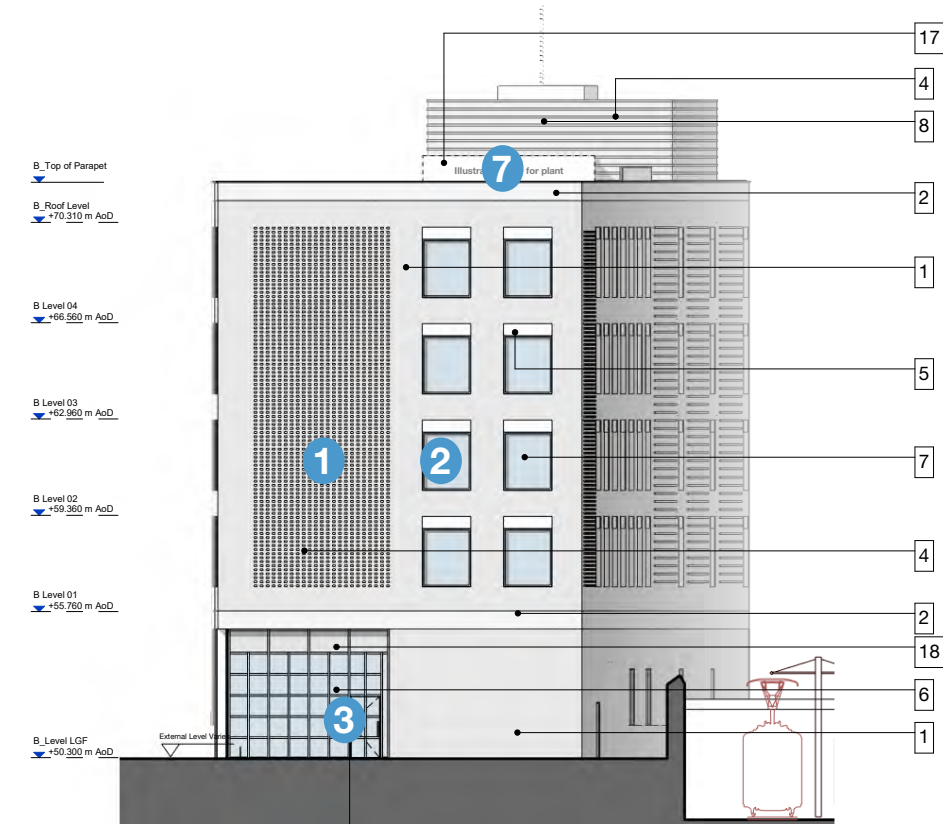
Illustrated Changes - Building B

East and West Elevation - proposed

East Elevation



West Elevation



Key

1. Primary façade cladding changed from metalwork to brickwork

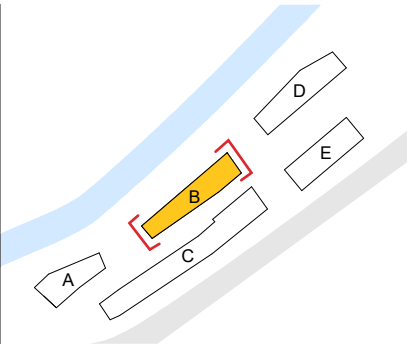
2. Window arrangement updated

3. Ground floor access relocated
4. Second stair relocated within the central core

5. Internal layout updated

6. External gantry / access deck omitted

7. Position of plant screen updated
8. Roof access updated

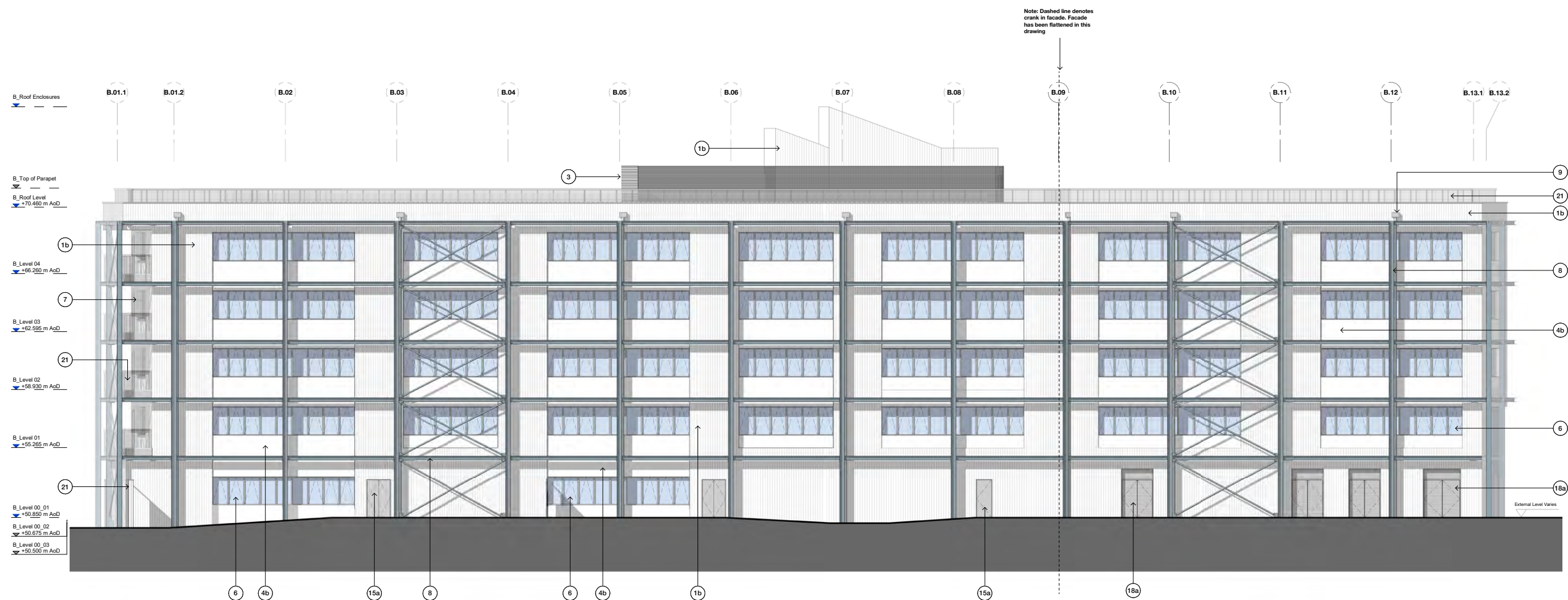
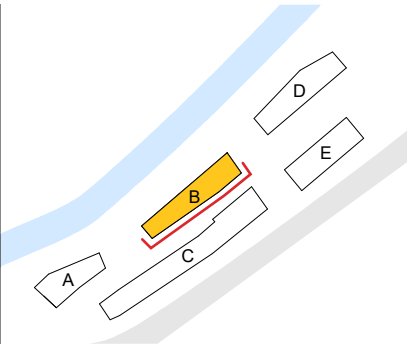


5

5.10

Illustrated Changes - Building B

South Elevation - extant consent

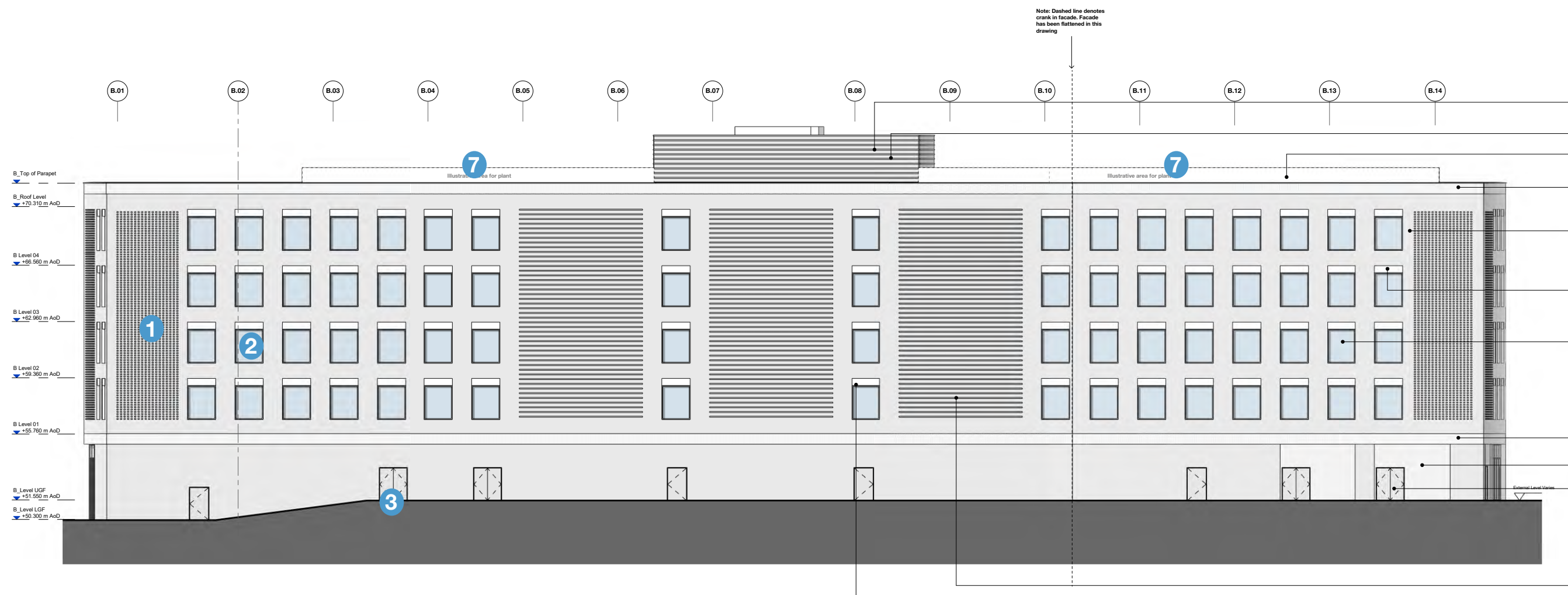


5

5.11

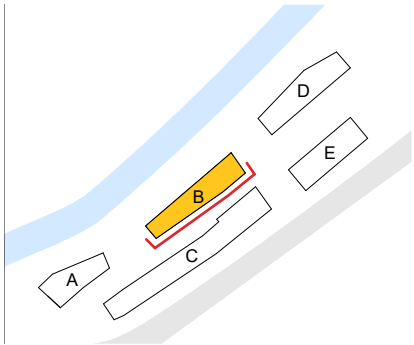
Illustrated Changes - Building B

South Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Ground floor access relocated
4. Second stair relocated within the central core
5. Internal layout updated
6. External gantry / access deck omitted
7. Position of plant screen updated
8. Roof access updated



5.12 Section - extant consent

Architectural floor plan of Building B, showing levels from B_Level 00_02 to B_Roof Level. The plan includes rooms like B.00.A, B.00.B, B.01.A, B.02.A, B.03.A, B.04.A, WC, Stair, Riser, Lift, Reception, and F+B Unit. It also shows external plant on the roof and level markers for each floor.

Levels and elevations (AoD):

- B_Roof Level: +70.460 m AoD
- B_Level 04: +66.260 m AoD
- B_Level 03: +62.595 m AoD
- B_Level 02: +58.930 m AoD
- B_Level 01: +55.265 m AoD
- B_Level 00_02: +50.675 m AoD
- B_Level 00_01: +50.850 m AoD

Rooms and areas:

- B.00.A, B.00.B
- B.01.A
- B.02.A
- B.03.A
- B.04.A
- WC
- Stair
- Riser
- Lift
- Reception
- F+B Unit
- Cycle Store

External Plant on Roof Indicatively Shown

External Level Varies

FOUNDRA GREEN BUILDING B CENTRAL GREEN

Section B:B

Diagram illustrating the vertical structure and levels of the building, showing the relationship between the building levels and the external plant on the roof.

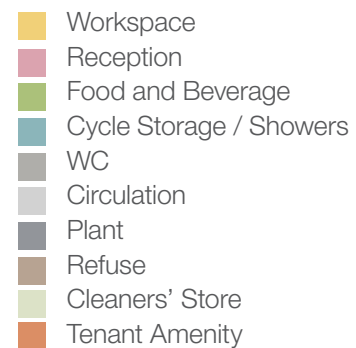
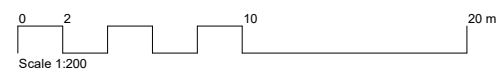
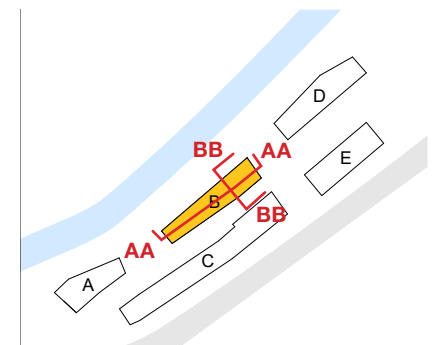
Levels and Elevation Data:

- B_Roof Level:** +70.460 m AoD
- B_Level 04:** +66.260 m AoD
- B_Level 03:** +62.595 m AoD
- B_Level 02:** +58.930 m AoD
- B_Level 01:** +55.265 m AoD
- B_Level 00_01:** +50.850 m AoD

Structural Elements:

- External Plant on Roof Indicatively Shown**
- B.A1, B.A2, B.B, B.C, B.E1, B.E2** (Vertical sections/levels)
- F+B Unit ?** (Foundation/Basement Unit)
- Refuse** (Refuse area)

External Level Varies



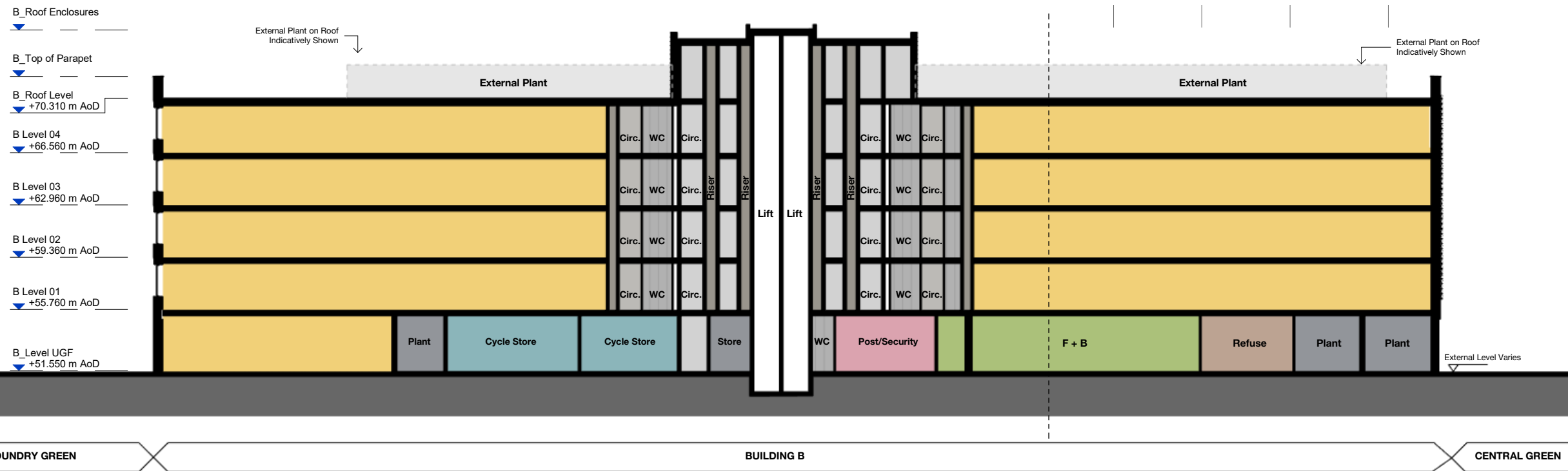
5

5.13

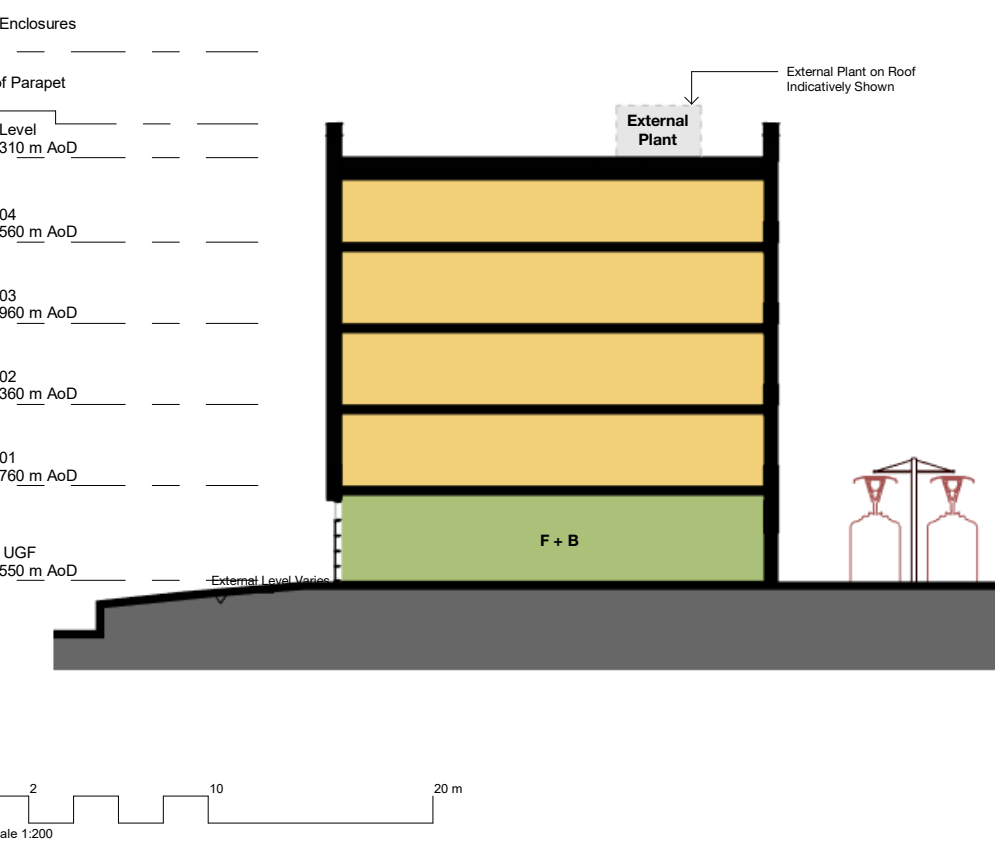
Illustrated Changes - Building B

Section - proposed

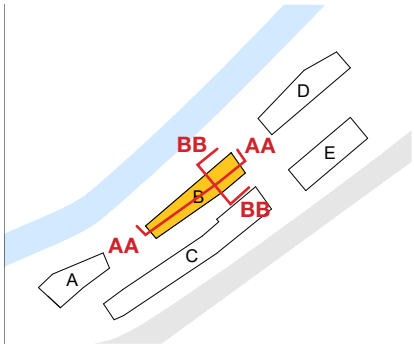
Section A:A



Section B:B



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store
- Tenant Amenity



6. Illustrated Changes - Building C

- 6.1 Design changes overview
- 6.2 Ground Floor Plan
- 6.3 First Floor Plan
- 6.4 Typical Upper Floor Plan
- 6.5 Roof Plan
- 6.6 North Elevation - extant consent
- 6.7 North Elevation - proposed
- 6.8 East and West Elevations - extant consent
- 6.9 East and West Elevations - proposed
- 6.10 South Elevation - extant consent
- 6.11 South Elevation - proposed
- 6.12 Building sections - extant consent
- 6.13 Building sections - proposed

6 Illustrated Changes - Building C

6.1 Design changes overview

The principle design changes to Building C from the consented scheme to the proposed scheme are outlined as follows.

The primary facade cladding has changed from metalwork to brickwork, with an updated window arrangement that consists of a repeated window type creating a simplified and elegant rhythm across all facades. The main workspace entrances to the building have been repositioned to either end of the southern elevation, facing onto Pollard Street, providing two key points of entry. Ground floor access to the lettable units, F&B units and Back of House spaces have been altered in coherence with facade changes, in order to maximise positioning along active frontages on key routes and edges of proposed public realm. Internal arrangement has been rationalised, which includes the removal of the gantry and therefore internalisation of all external circulatory space, with the relocation of the second stair within the central core. Access at roof level and plant screen positioning have also been modified.



6

Illustrated Changes - Building C

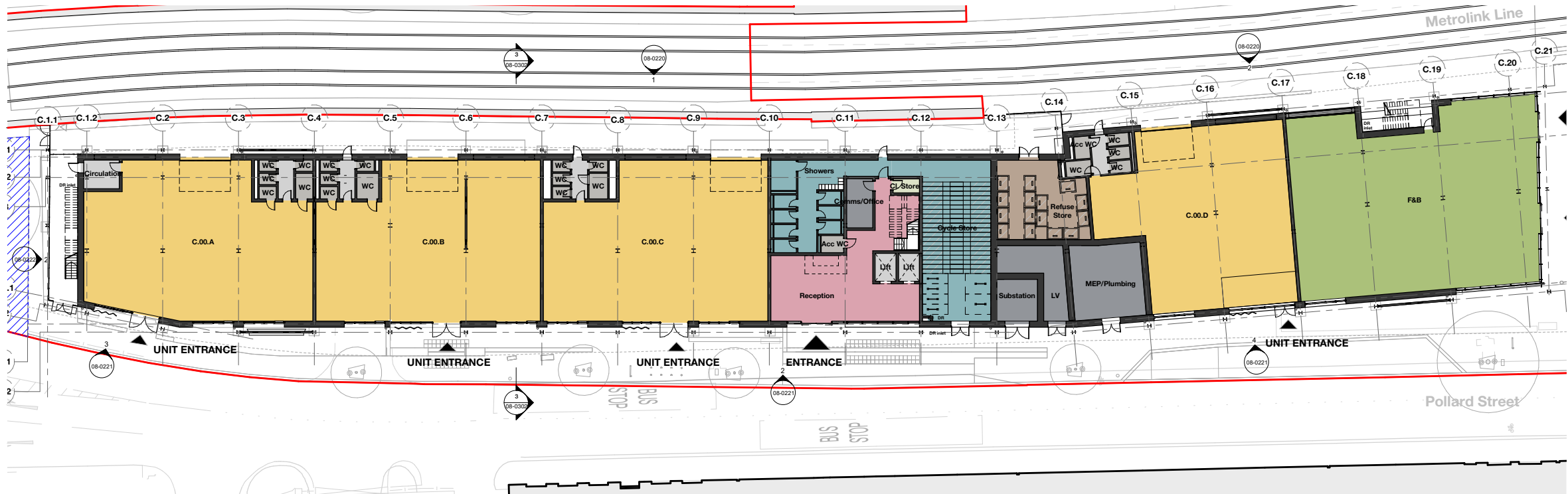
6.2

Ground Floor Plan

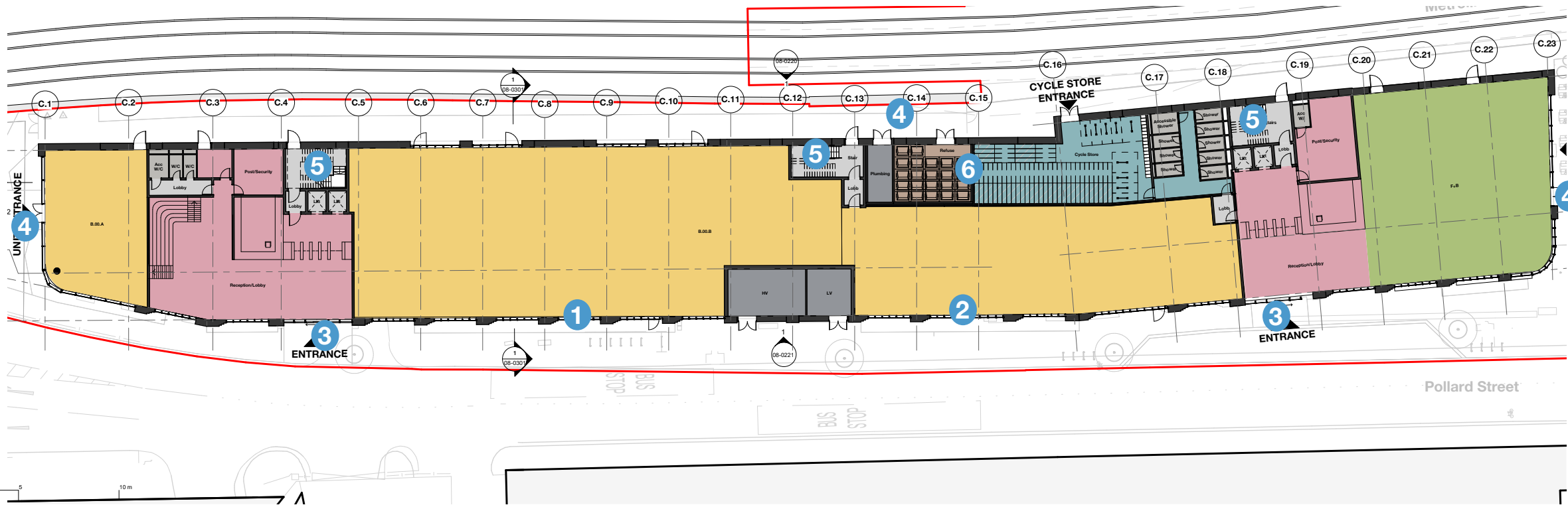
Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Main workspace entrance relocated
4. Ground floor access relocated
5. Core / circulation strategy updated
6. Internal layout updated
7. External gantry / access deck omitted
8. Position of plant screen updated
9. Roof access updated

Extant consent



Proposed



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store

6

Illustrated Changes - Building C

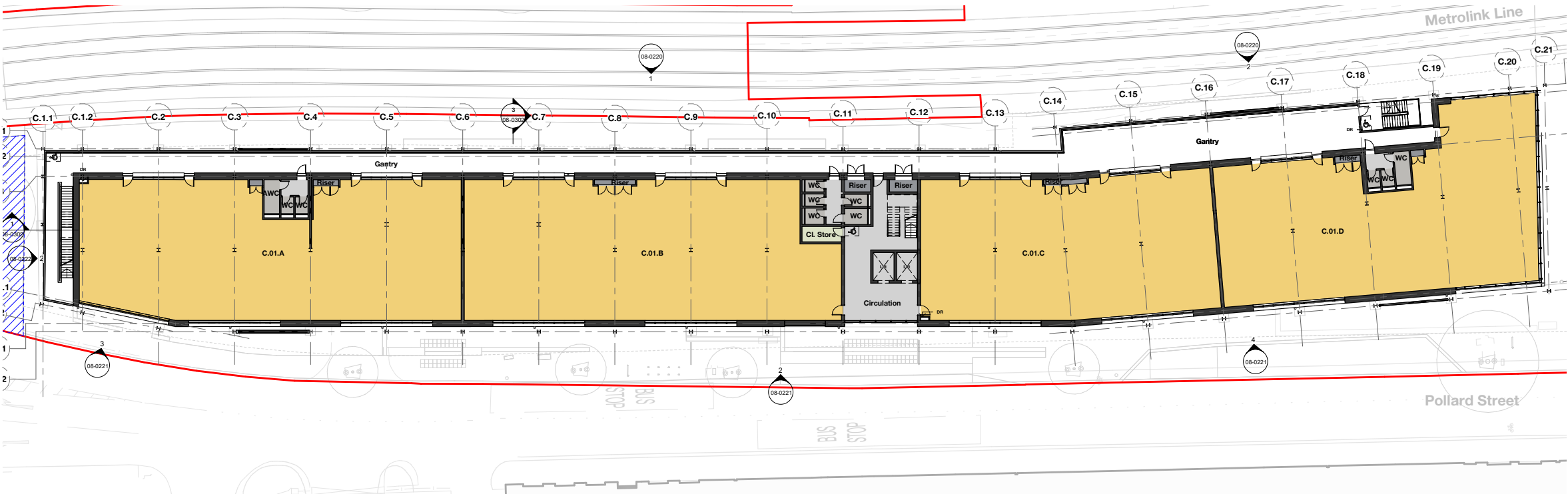
6.3

First Floor Plan

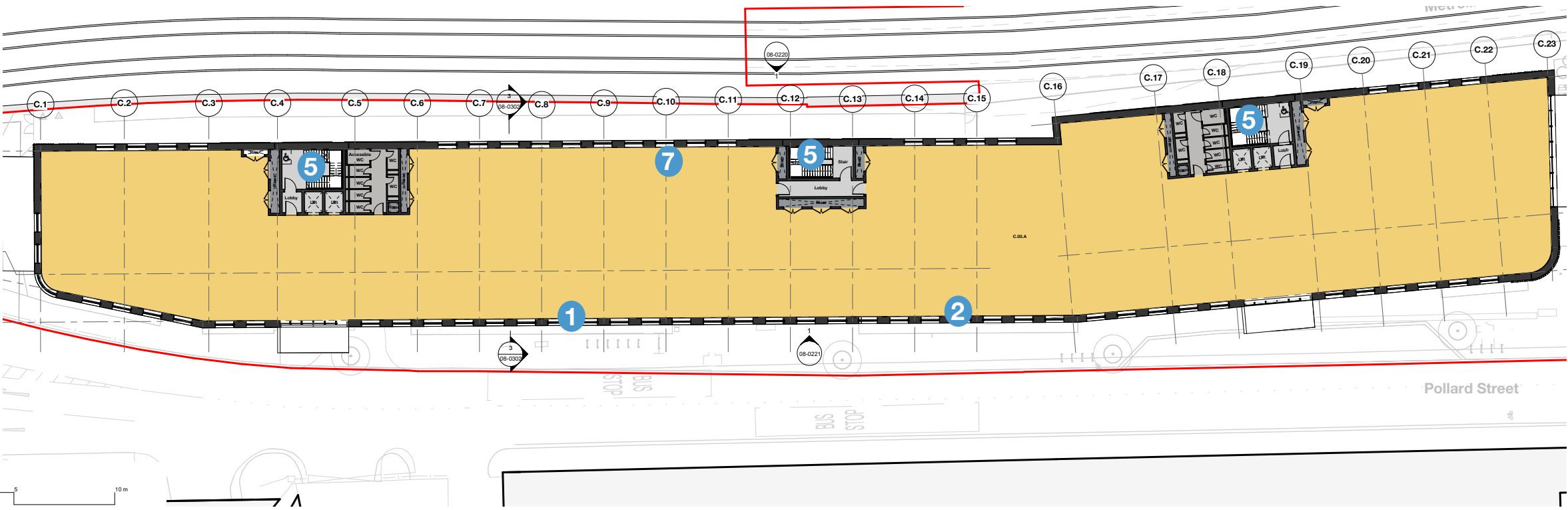
Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Main workspace entrance relocated
4. Ground floor access relocated
5. Core / circulation strategy updated
6. Internal layout updated
7. External gantry / access deck omitted
8. Position of plant screen updated
9. Roof access updated

Extant consent



Proposed



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store

6

Illustrated Changes - Building C

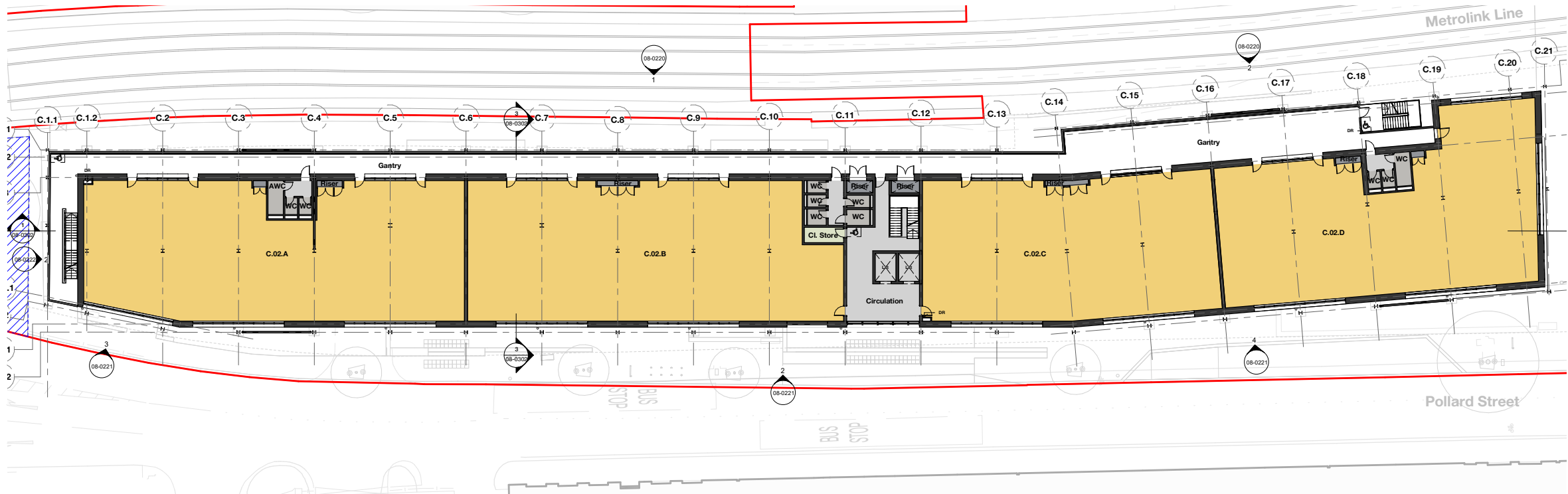
6.4

Typical Upper Floor Plan

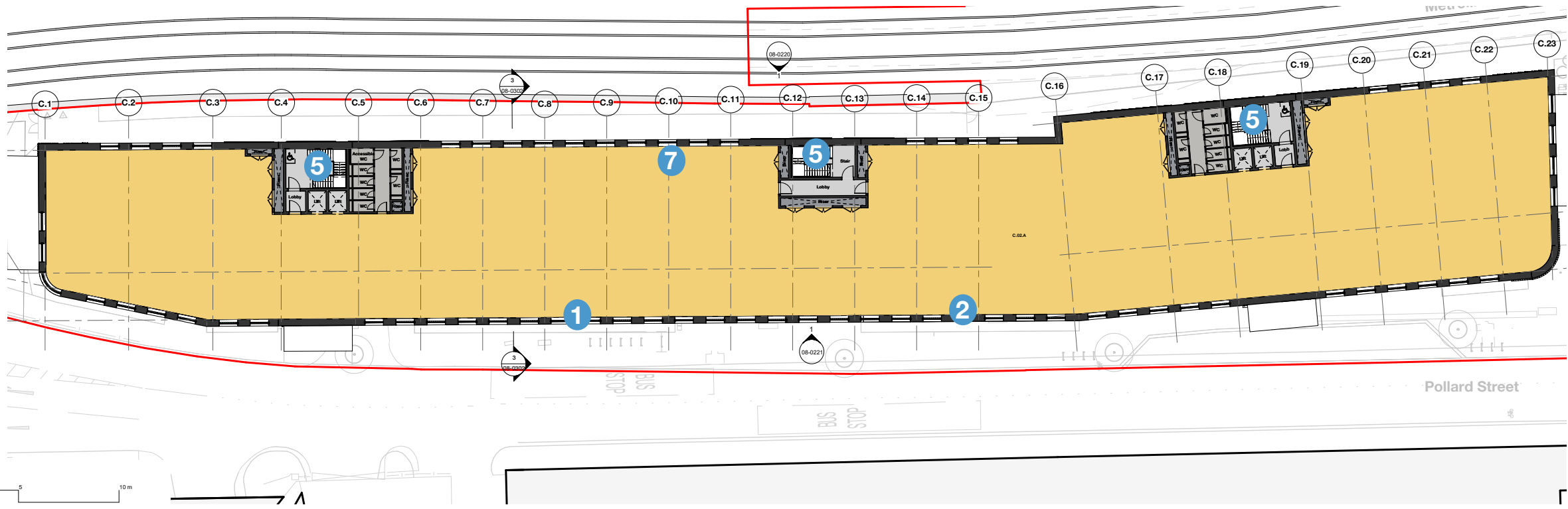
Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Main workspace entrance relocated
- 4. Ground floor access relocated
- 5. Core / circulation strategy updated
- 6. Internal layout updated
- 7. External gantry / access deck omitted
- 8. Position of plant screen updated
- 9. Roof access updated

Extant consent



Proposed



- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity



6

Illustrated Changes - Building C

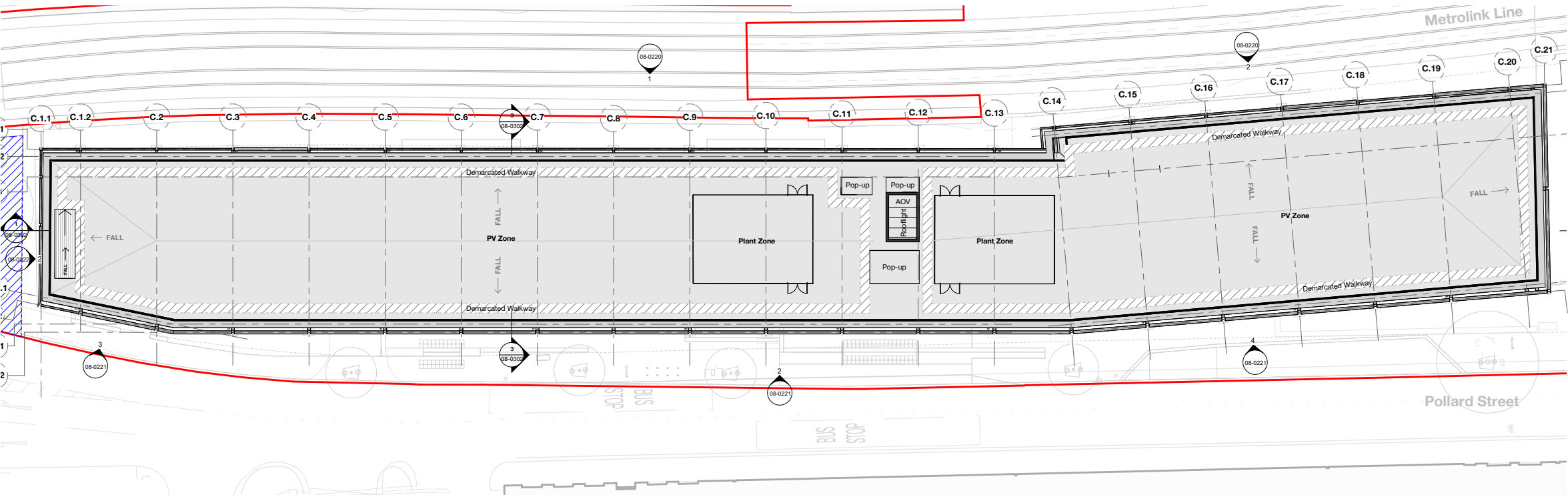
6.5

Roof Plan

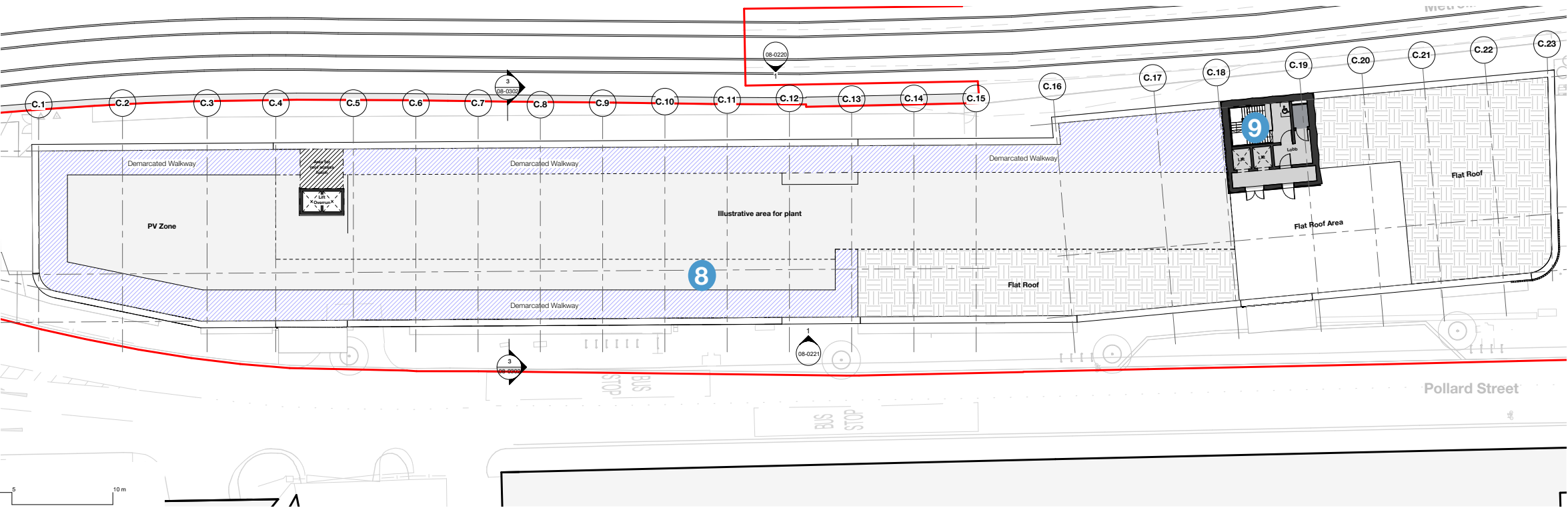
Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Main workspace entrance relocated
- 4. Ground floor access relocated
- 5. Core / circulation strategy updated
- 6. Internal layout updated
- 7. External gantry / access deck omitted
- 8. Position of plant screen updated
- 9. Roof access updated

Extant consent



Proposed



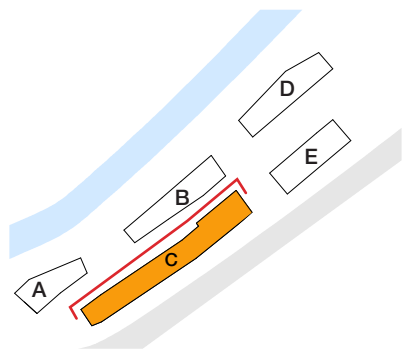
- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity



6

6.6

Illustrated Changes - Building C
North Elevation - extant consent

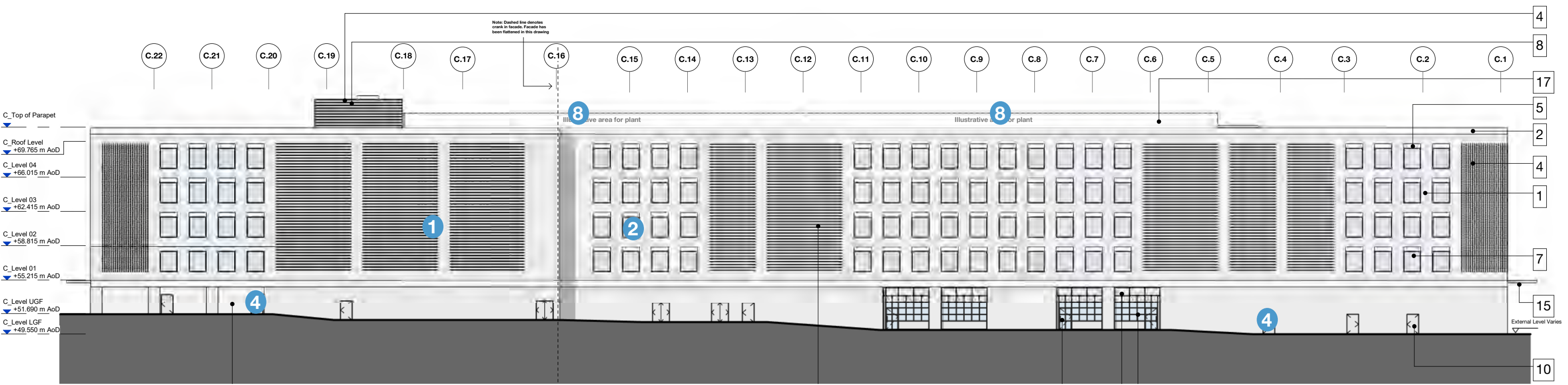


6

6.7

Illustrated Changes - Building C

North Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

3. Main workspace entrance relocated

4. Ground floor access relocated

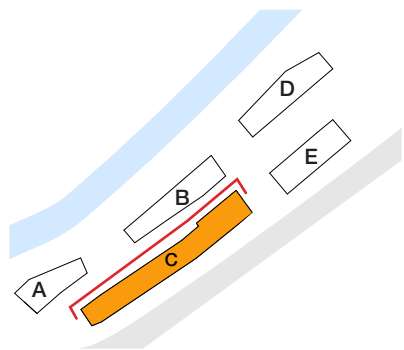
5. Core / circulation strategy updated

6. Internal layout updated

7. External gantry / access deck omitted

8. Position of plant screen updated

9. Roof access update

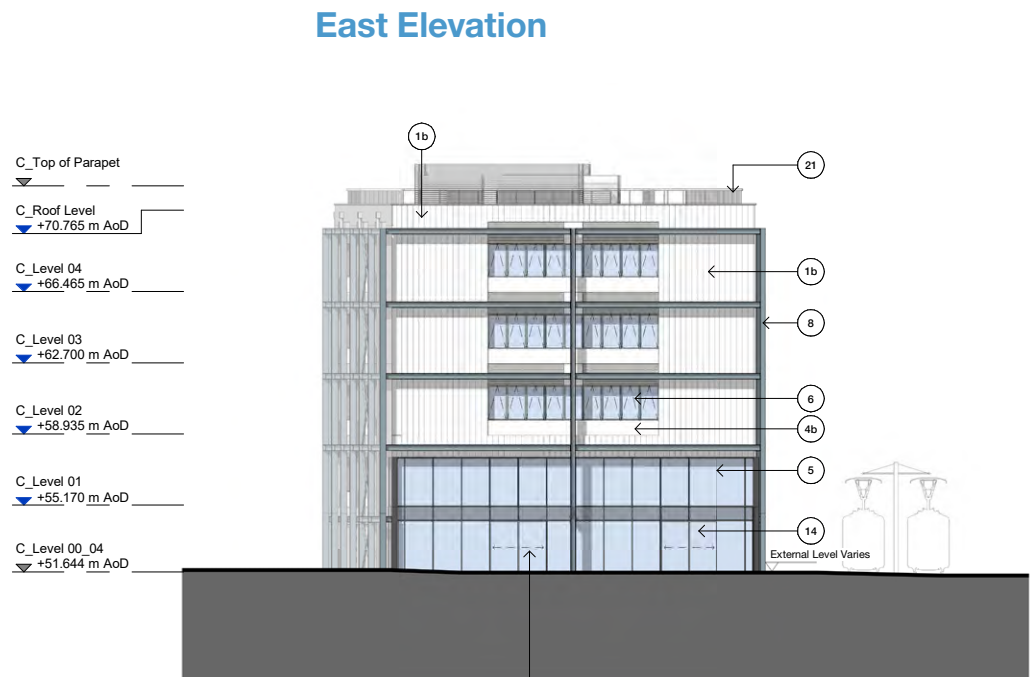
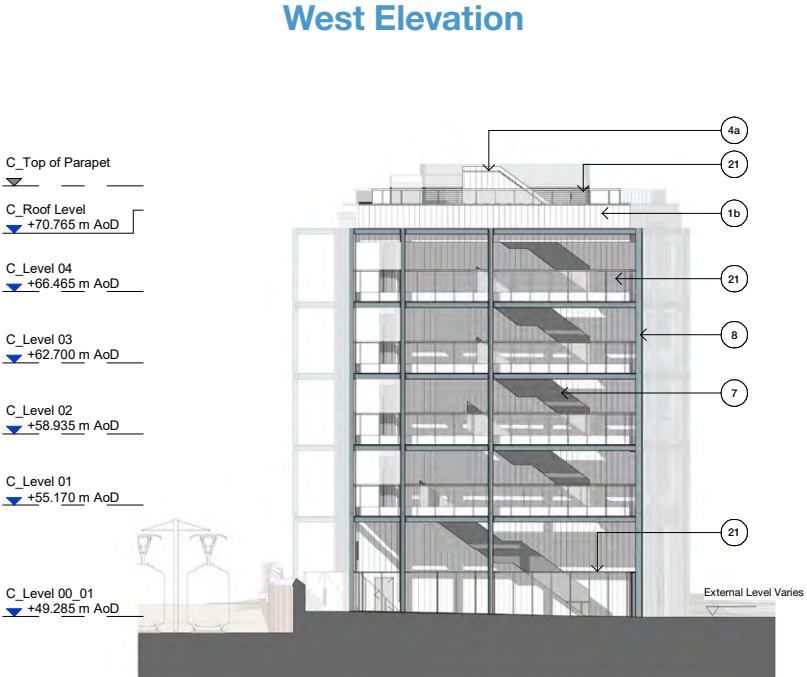
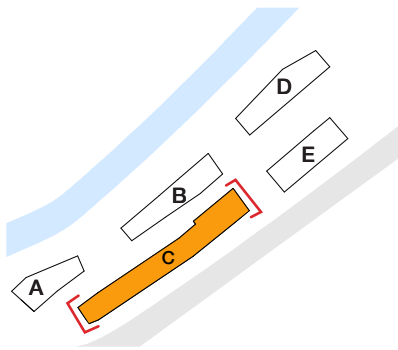


6

6.8

Illustrated Changes - Building C

East and West Elevation - extant consent

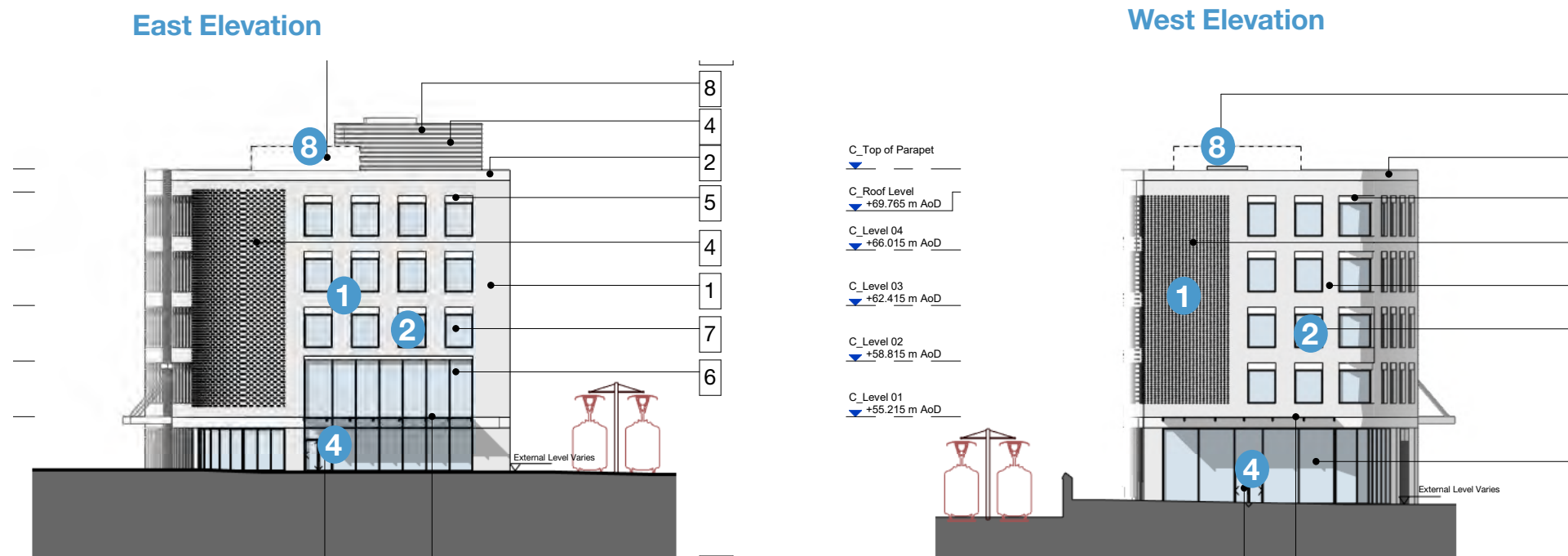


6

6.9

Illustrated Changes - Building C

East and West Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

3. Main workspace entrance relocated

4. Ground floor access relocated

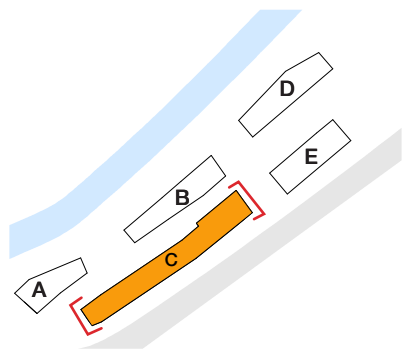
5. Core / circulation strategy updated

6. Internal layout updated

7. External gantry / access deck omitted

8. Position of plant screen updated

9. Roof access update

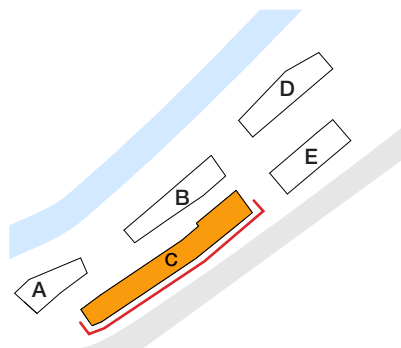


6

6.10

Illustrated Changes - Building C

South Elevation - extant consent

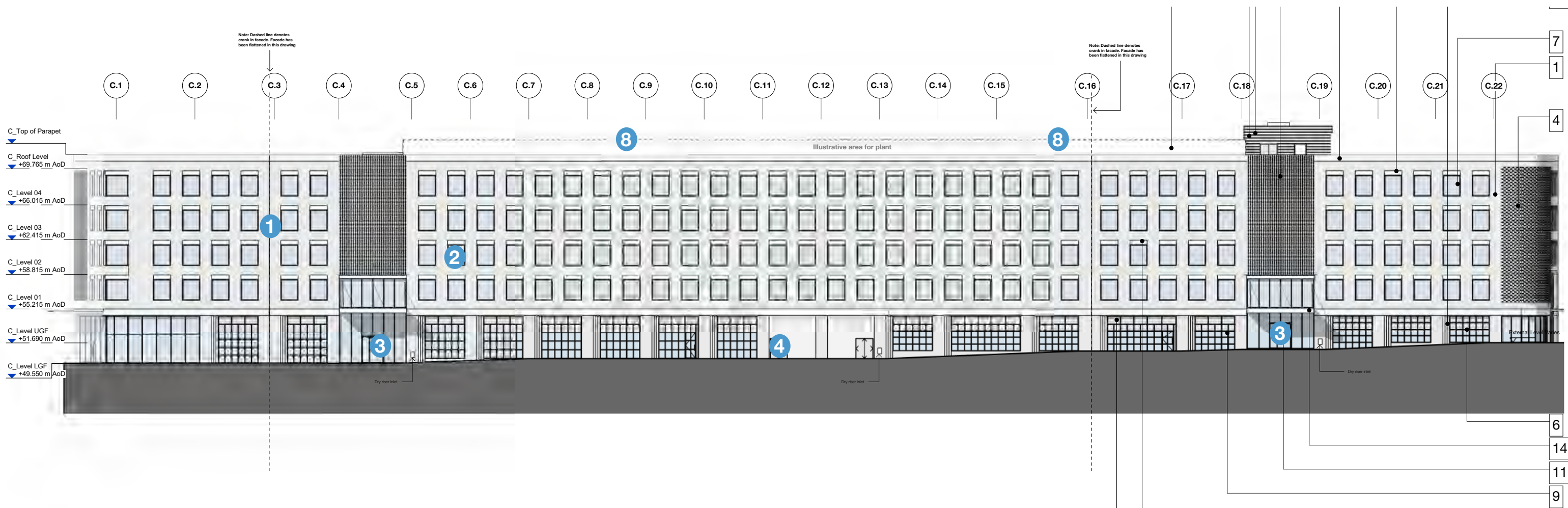


6

Illustrated Changes - Building C

6.11

South Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

3. Main workspace entrance relocated

4. Ground floor access relocated

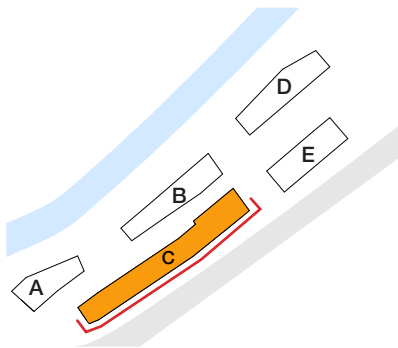
5. Core / circulation strategy updated

6. Internal layout updated

7. External gantry / access deck omitted

8. Position of plant screen updated

9. Roof access update



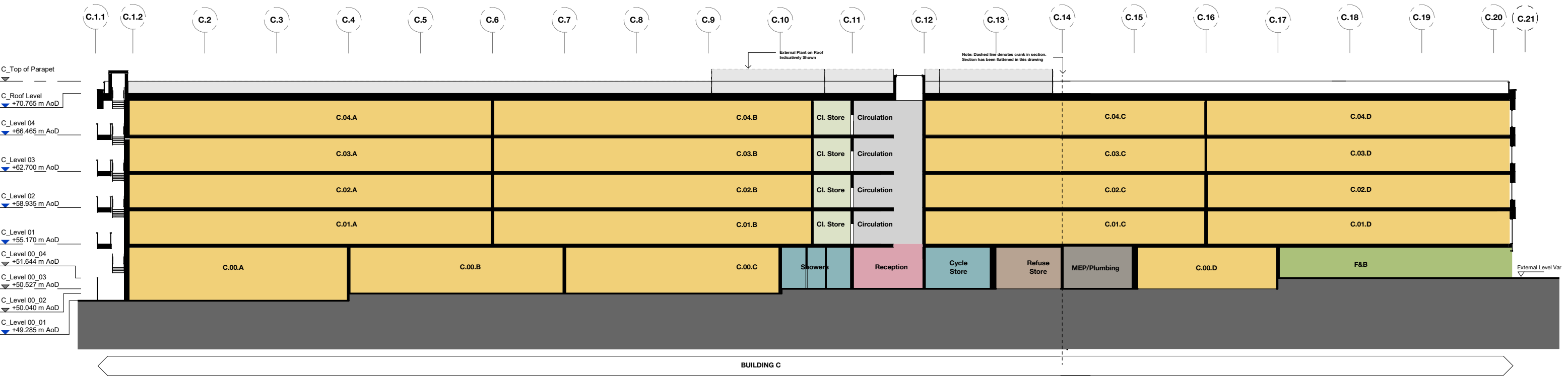
6

Illustrated Changes - Building C

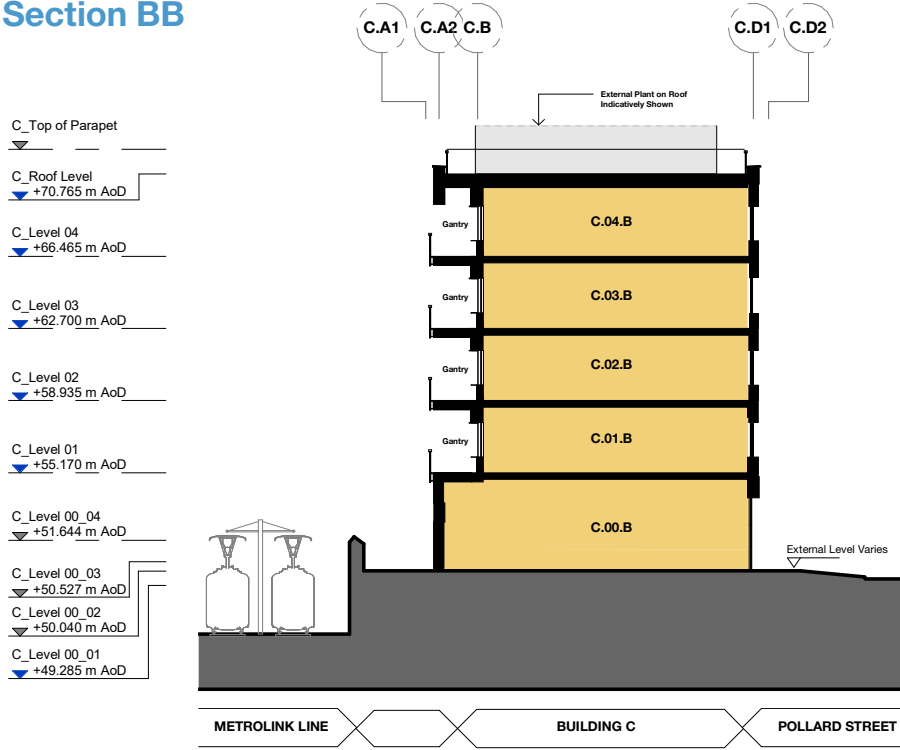
6.12

Section - extant consent

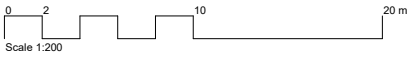
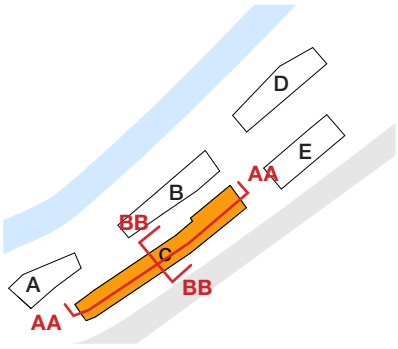
Section AA



Section BB



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store
- Tenant Amenity



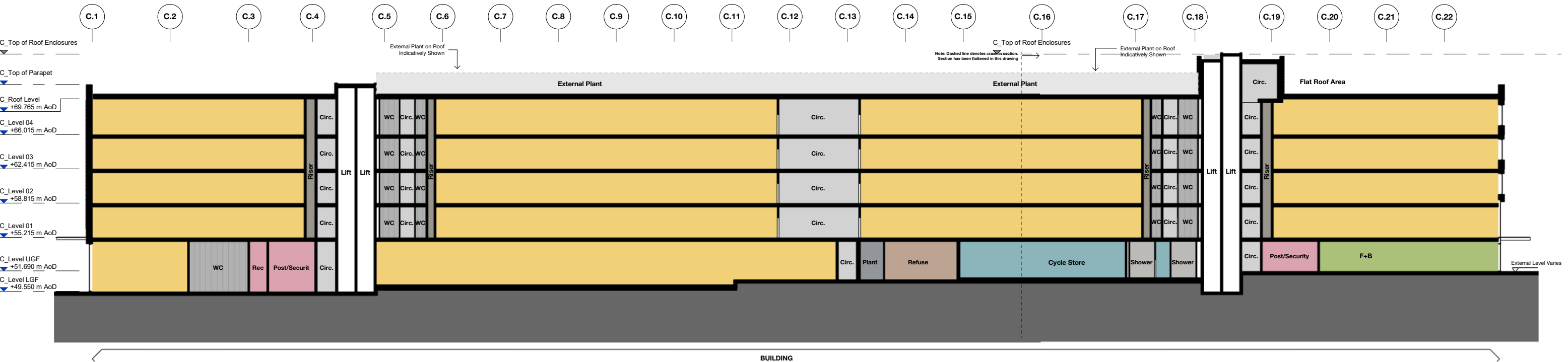
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Illustrated Changes - Building C

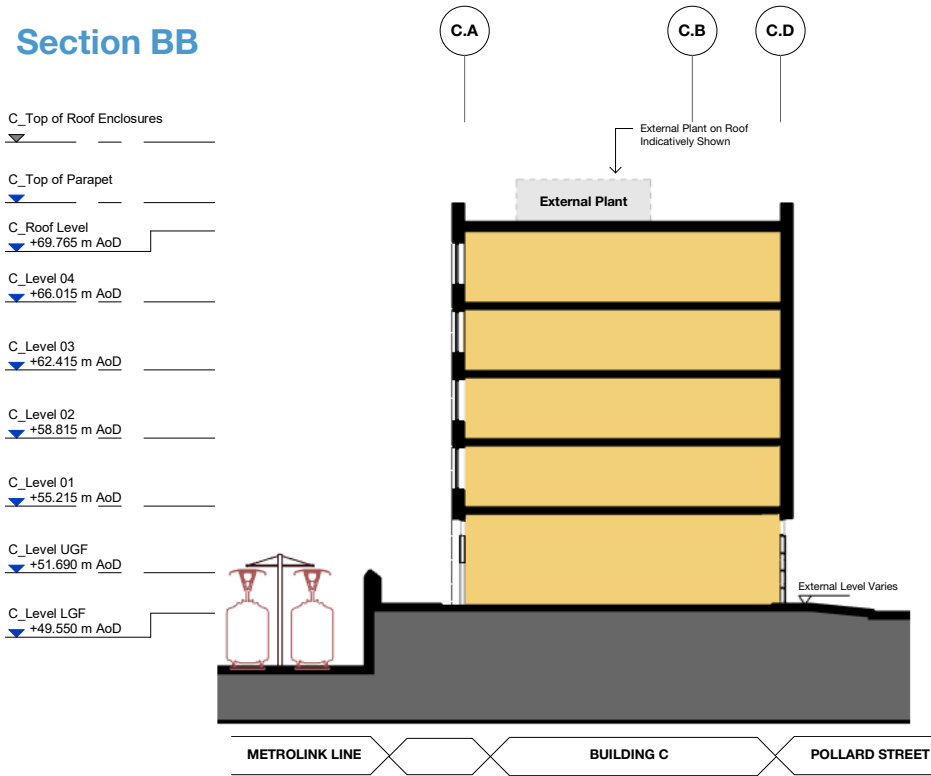
6.13

Section - proposed

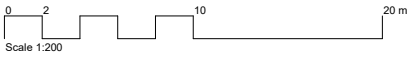
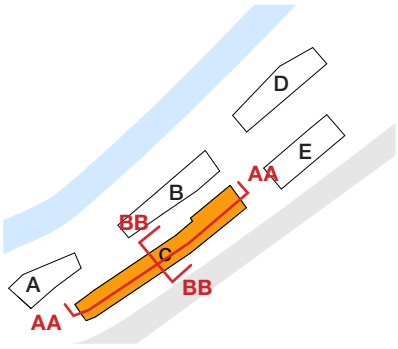
Section AA



Section BB



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store
- Tenant Amenity



7. Illustrated Changes - Building D

- 7.1 Design changes overview
- 7.2 Ground Floor Plan
- 7.3 First Floor Plan
- 7.4 Typical Upper Floor Plan
- 7.5 Roof Plan
- 7.6 North Elevation - extant consent
- 7.7 North Elevation - proposed
- 7.8 East and West Elevations - extant consent
- 7.9 East and West Elevations - proposed
- 7.10 South Elevation - extant consent
- 7.11 South Elevation - proposed
- 7.12 Building sections - extant consent
- 7.13 Building sections - proposed

7 Illustrated Changes - Building D

7.1 Design changes overview

The principle design changes to Building D from the consented scheme to the proposed scheme are outlined as follows.

The primary facade cladding has changed from metalwork to brickwork, with an updated window arrangement that consists of a repeated window type creating a simplified and elegant rhythm across all facades. Ground floor access to the F&B unit and Back of House spaces has been altered in coherence with facade changes, in order to maximise positioning along active frontages on key routes and edges of proposed public realm. Internal arrangement has been rationalised, which includes the removal of the gantry and therefore internalisation of all external circulatory space, with the relocation of the second stair within the central core. The gantry has been replaced by external terrace space to benefit from views across the proposed landscaping and wider city centre. Access at roof level and plant screen positioning has also been modified.



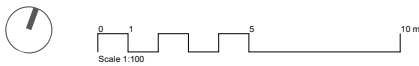
7 Illustrated Changes - Building D

7.2 Ground Floor Plan

Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Ground floor access relocated
4. Second stair relocated within the central core
5. Internal layout updated
6. External gantry replaced with external terrace
7. Roof terrace relocated
8. Position of plant screen updated
9. Roof access updated

- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store



Extant consent



Proposed



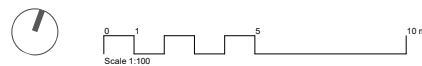
7 Illustrated Changes - Building D

7.3 First Floor Plan

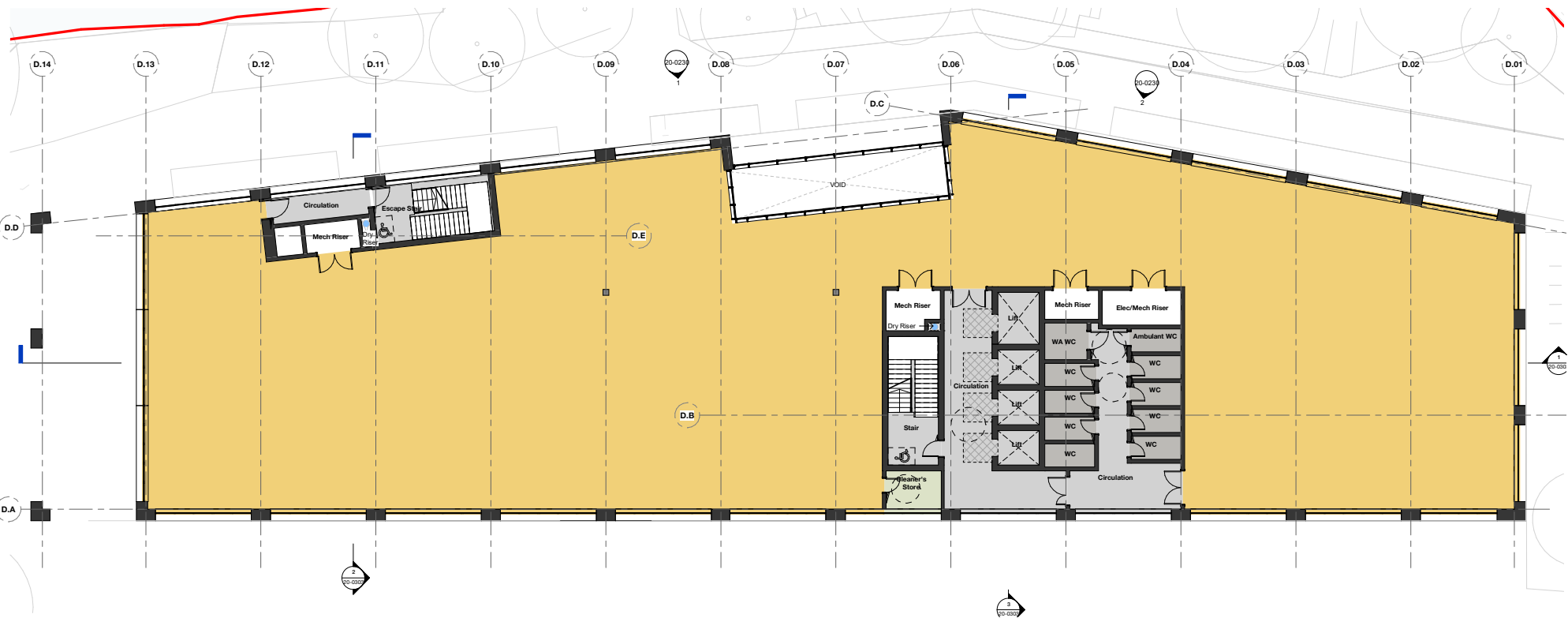
Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Ground floor access relocated
- 4. Second stair relocated within the central core
- 5. Internal layout updated
- 6. External gantry replaced with external terrace
- 7. Roof terrace relocated
- 8. Position of plant screen updated
- 9. Roof access updated

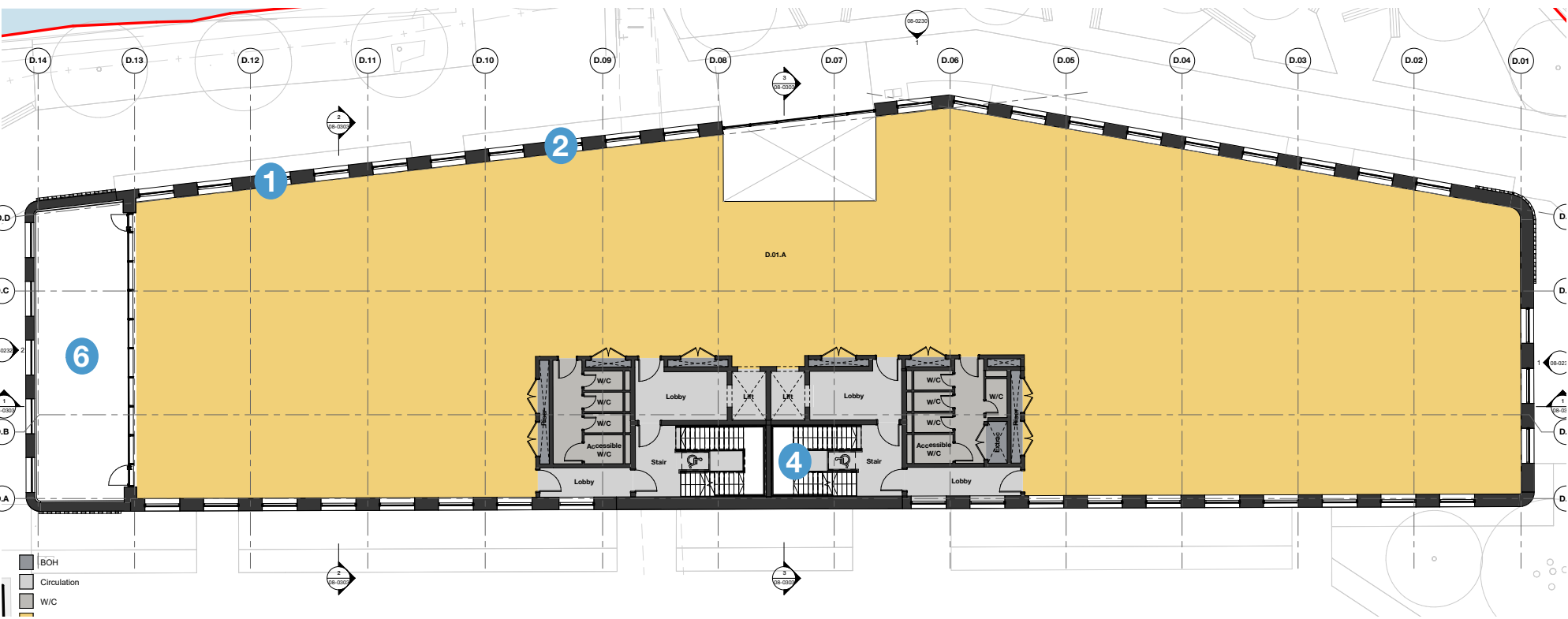
- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store



Extant consent



Proposed



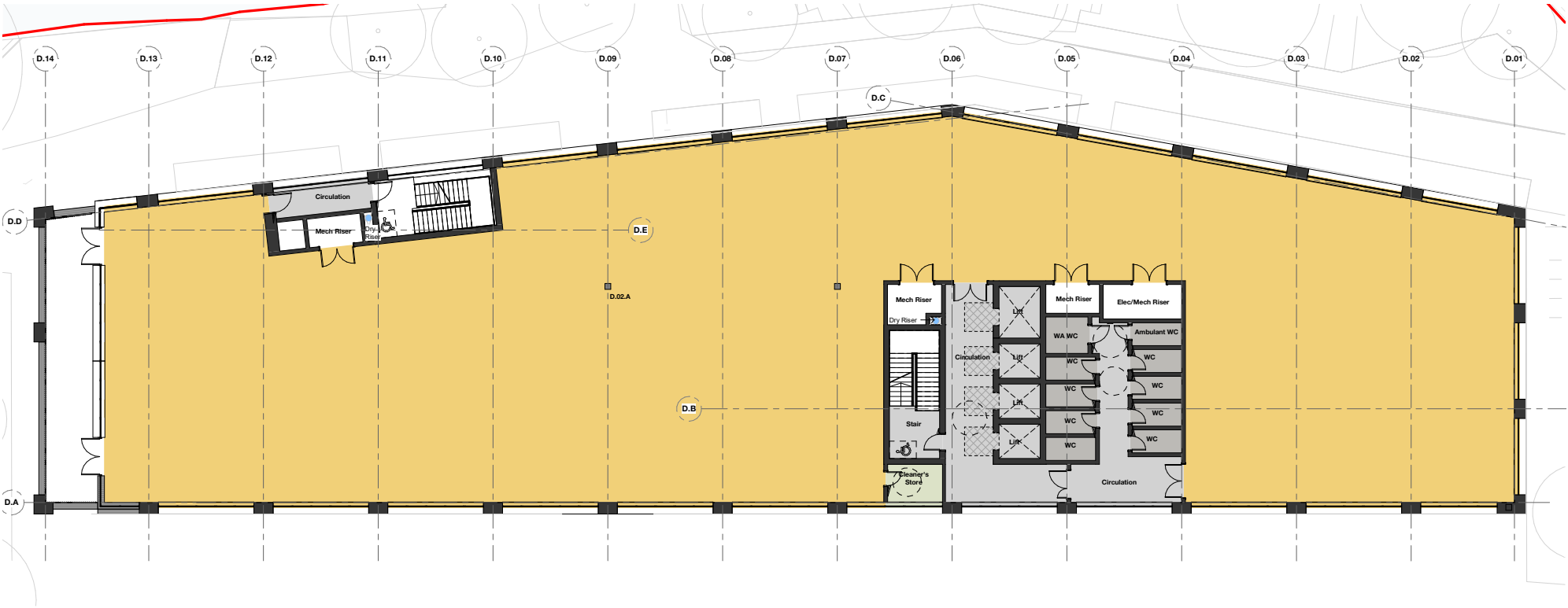
7 Illustrated Changes - Building D

7.4 Typical Upper Floor Plan

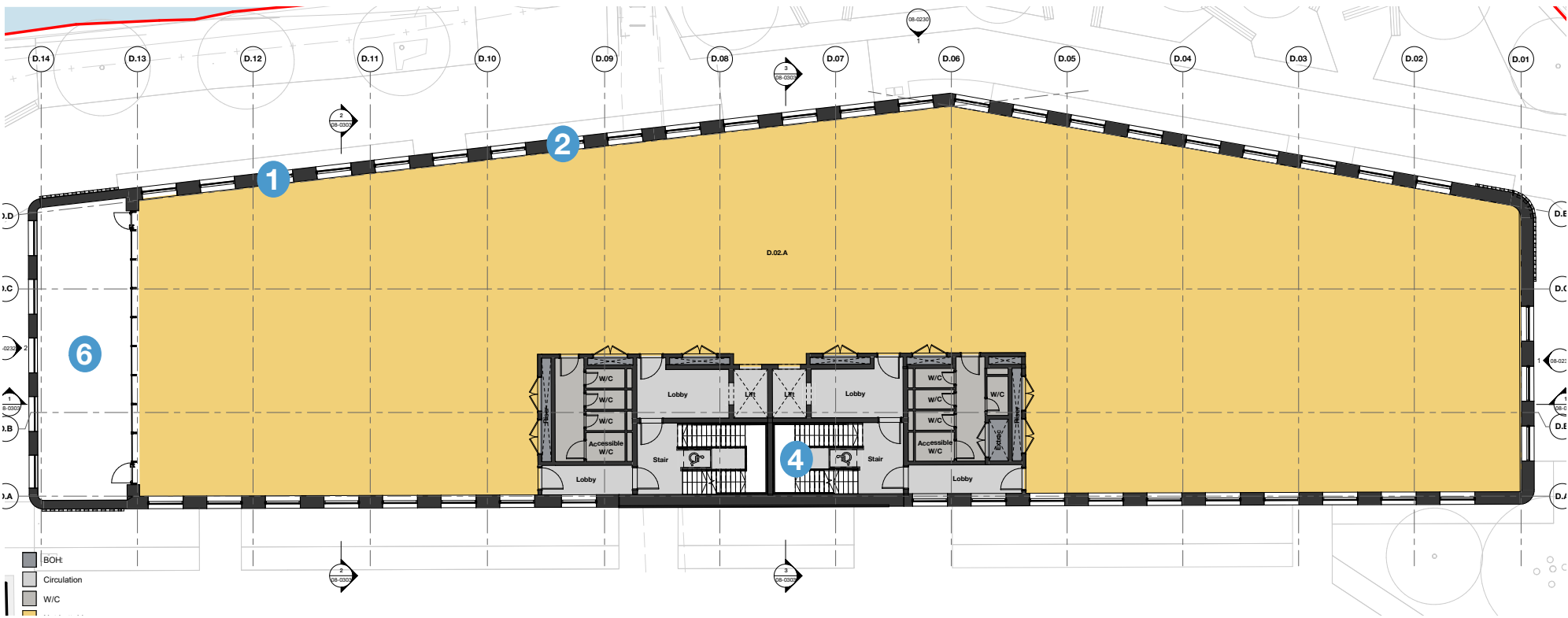
Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Ground floor access relocated
4. Second stair relocated within the central core
5. Internal layout updated
6. External gantry replaced with external terrace
7. Roof terrace relocated
8. Position of plant screen updated
9. Roof access updated

Extant consent



Proposed



- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity

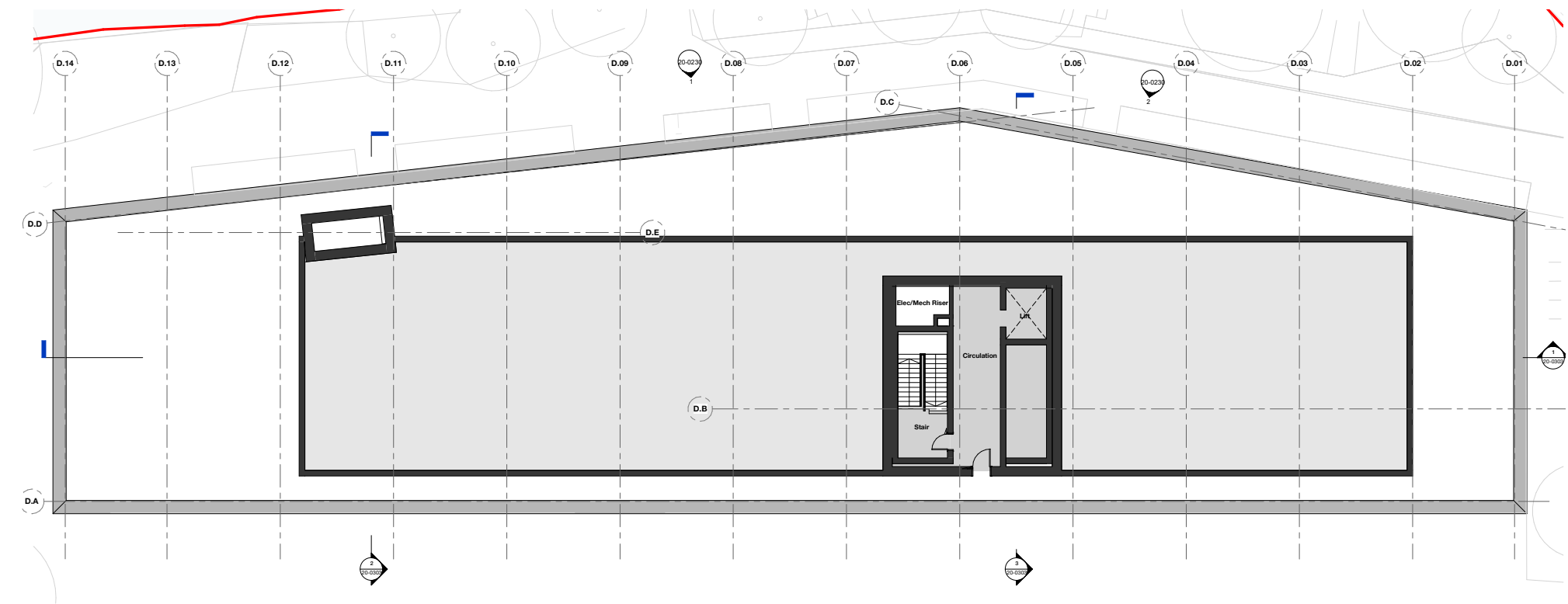
7 Illustrated Changes - Building D

7.5 Roof Plan

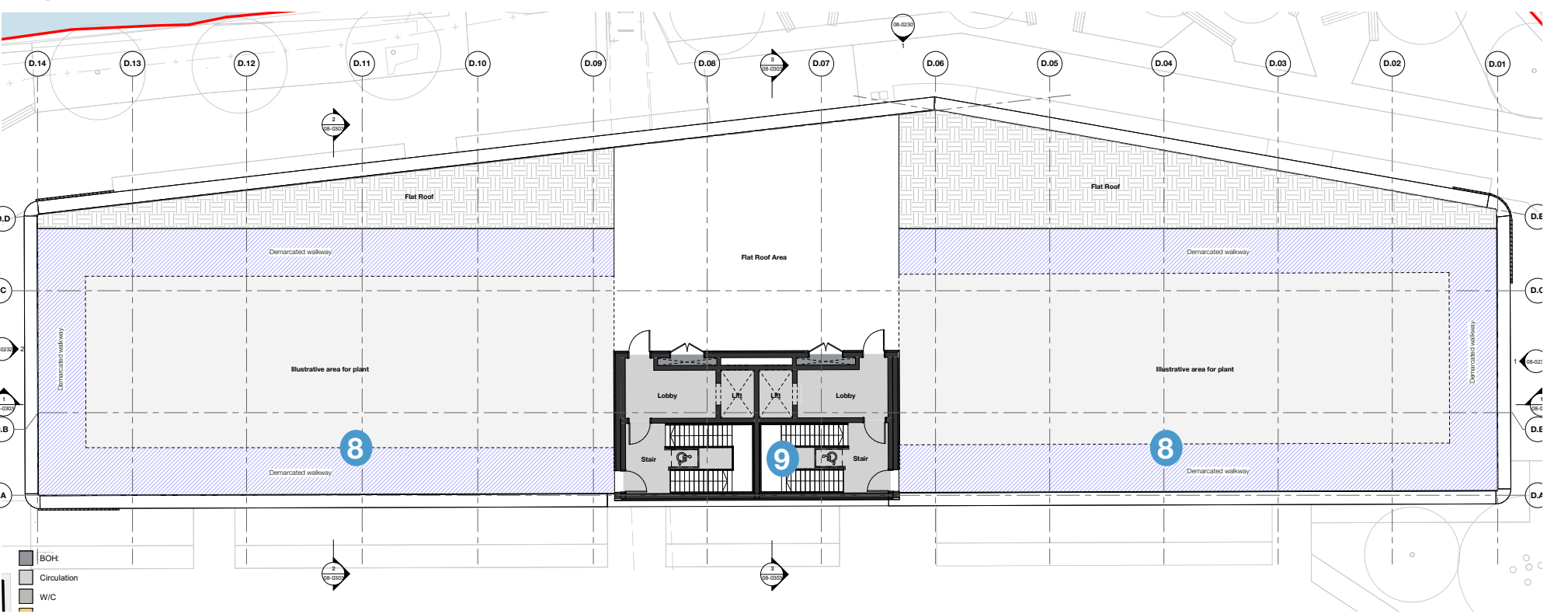
Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Ground floor access relocated
- 4. Second stair relocated within the central core
- 5. Internal layout updated
- 6. External gantry replaced with external terrace
- 7. Roof terrace relocated
- 8. Position of plant screen updated
- 9. Roof access updated

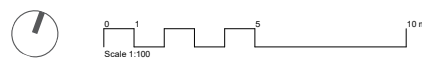
Extant consent



Proposed



- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity



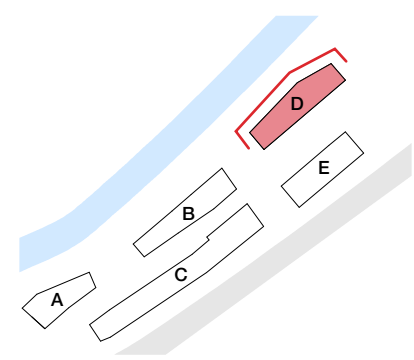
- BOHt
- Circulation
- WC

7

7.6

Illustrated Changes - Building D

North Elevation - extant consent

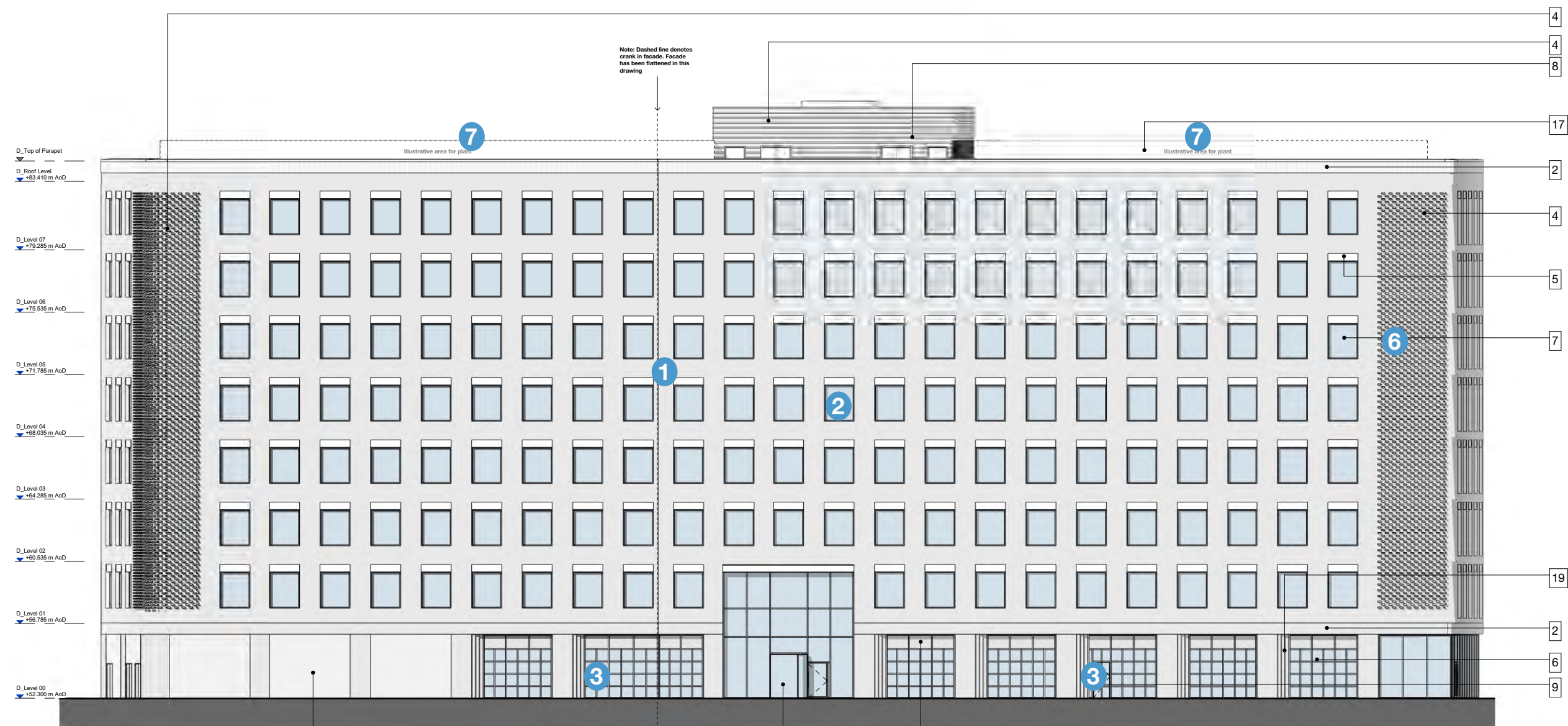


7

7.7

Illustrated Changes - Building D

North Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

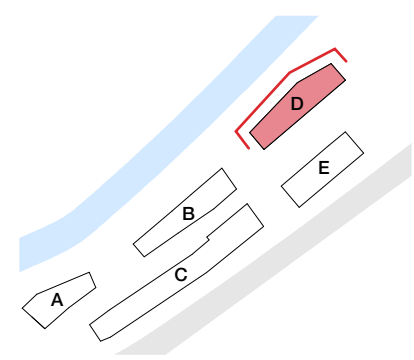
2. Window arrangement updated

3. Ground floor access relocated
4. Core / circulation strategy updated

5. Internal layout updated

6. External gantry replaced with external terrace

7. Position of plant screen updated
8. Roof access update

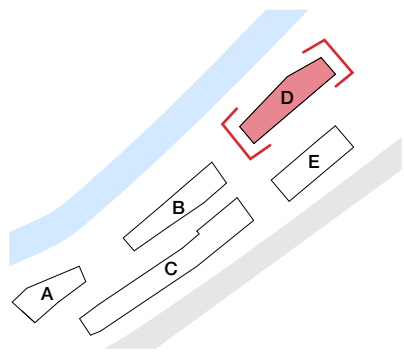


7

7.8

Illustrated Changes - Building D

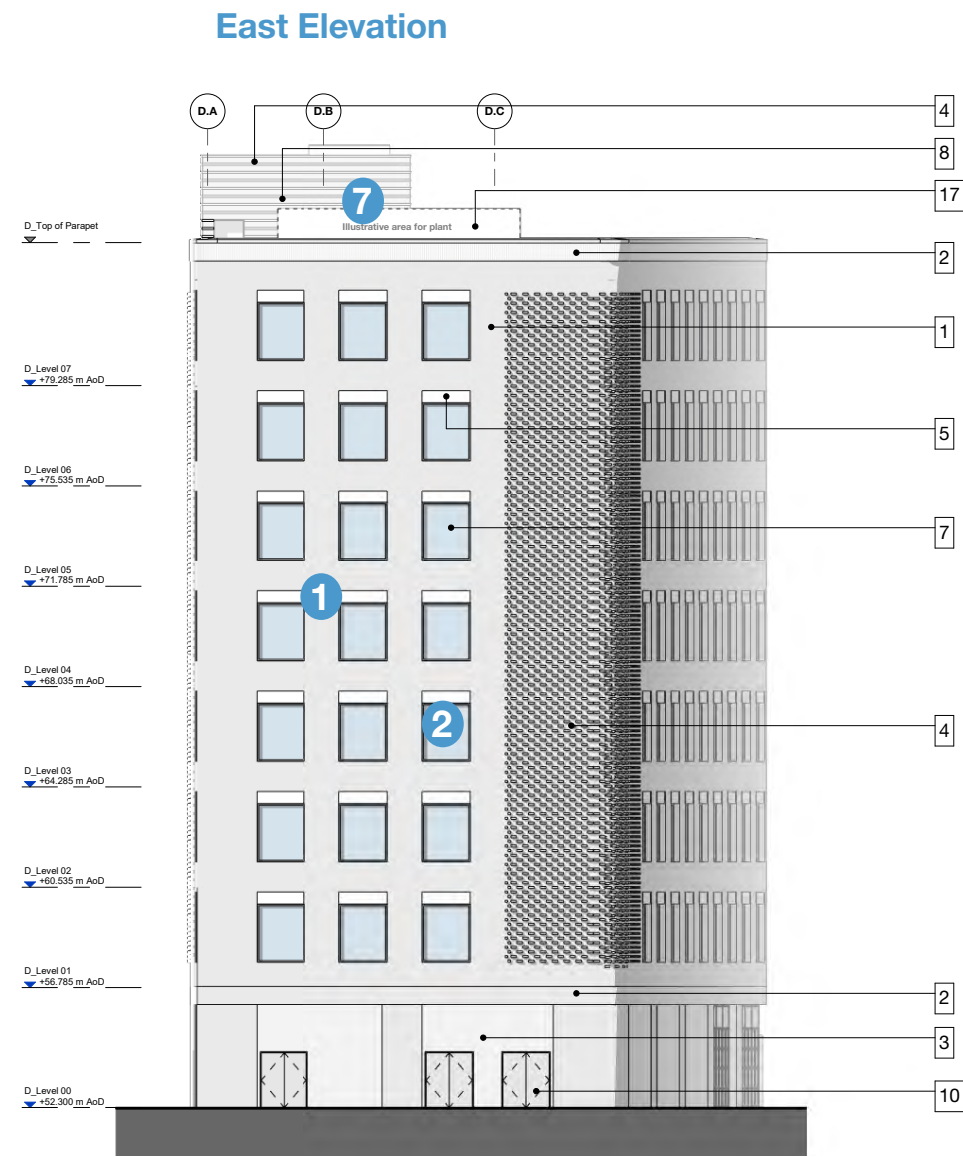
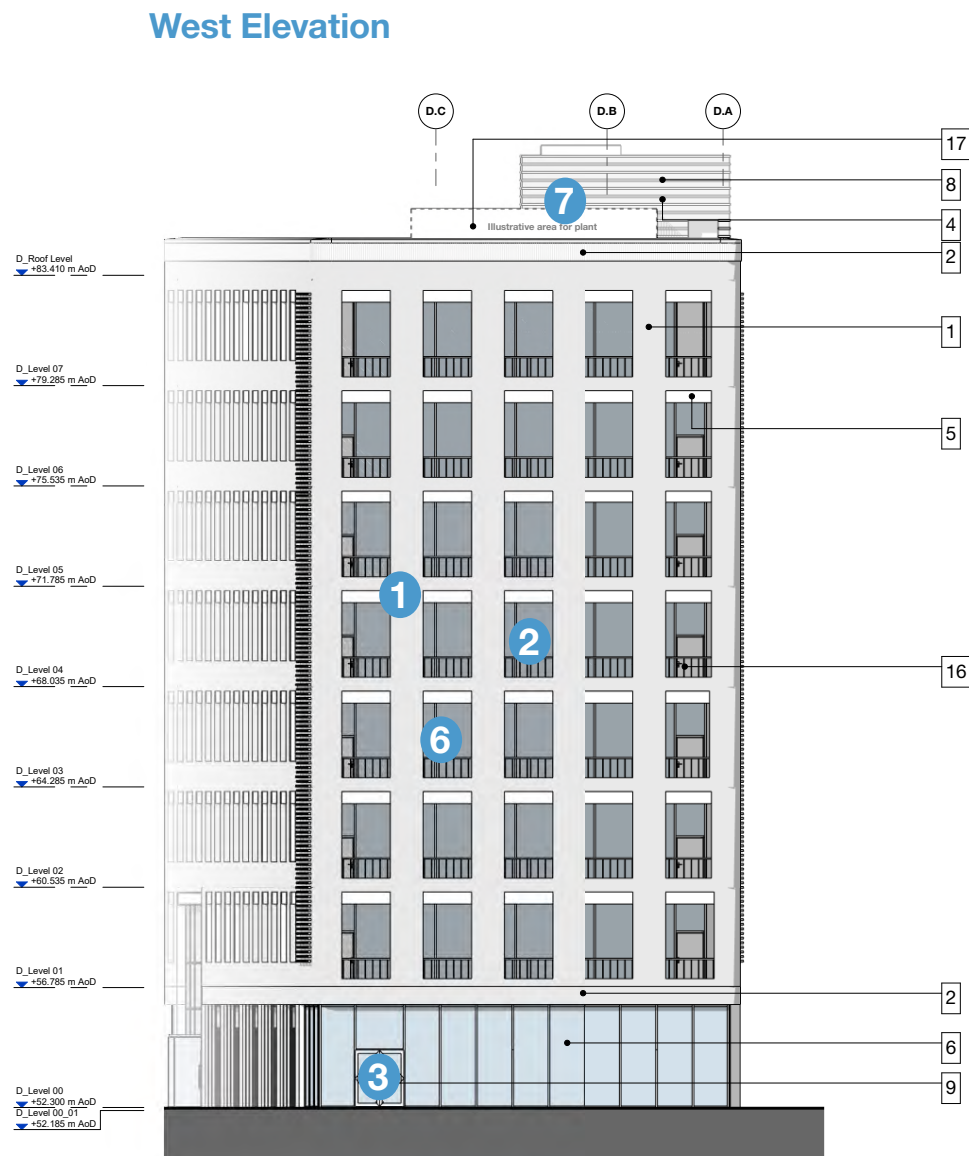
East and West Elevation - extant consent



7

7.9

Illustrated Changes - Building D
East and West Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

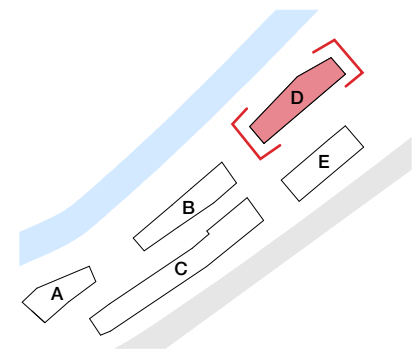
2. Window arrangement updated

3. Ground floor access relocated
4. Core / circulation strategy updated

5. Internal layout updated

6. External gantry replaced with external terrace

7. Position of plant screen updated
8. Roof access update



7 Illustrated Changes - Building D

7.10 South Elevation - extant consent

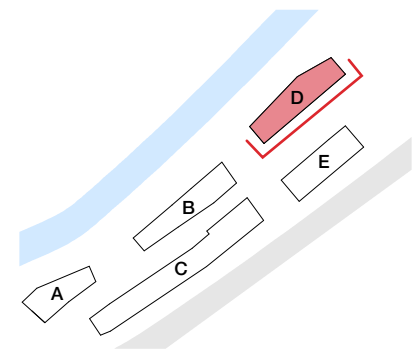


7 Illustrated Changes - Building D
7.11 South Elevation - proposed



Key

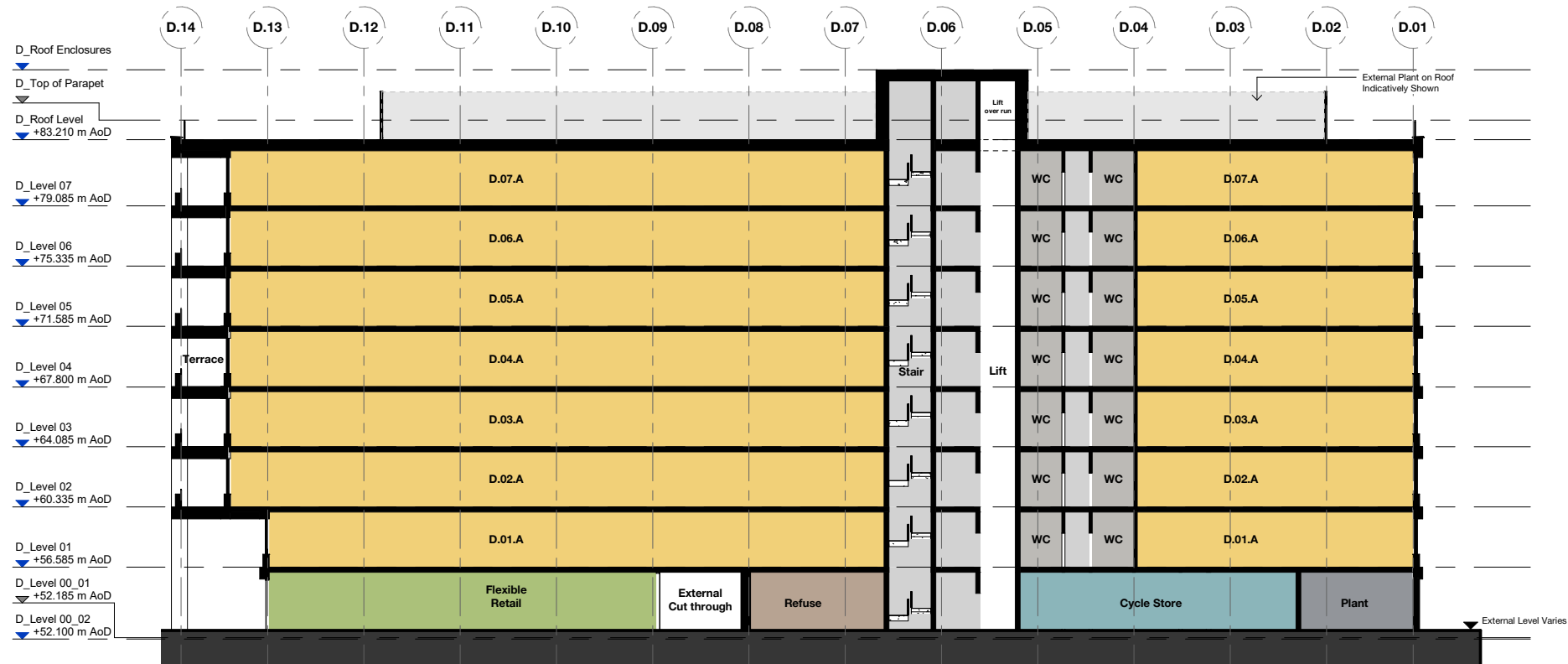
- | | | |
|--|---|-----------------------|
| 1. Primary façade cladding changed from metalwork to brickwork | 4. Core / circulation strategy updated | 8. Roof access update |
| 2. Window arrangement updated | 5. Internal layout updated | |
| 3. Ground floor access relocated | 6. External gantry replaced with external terrace | |
| | 7. Position of plant screen updated | |



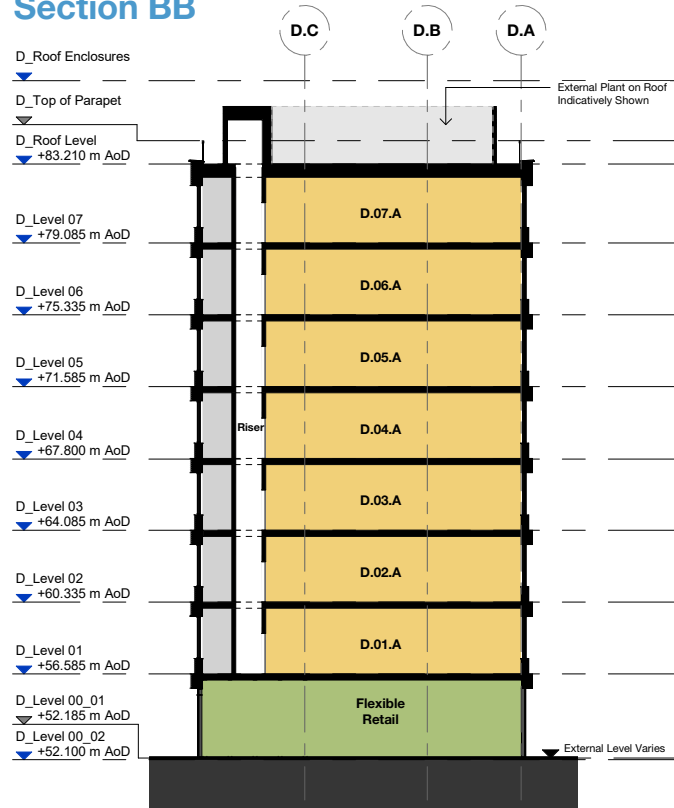
7 Illustrated Changes - Building D

7.12 Section - extant consent

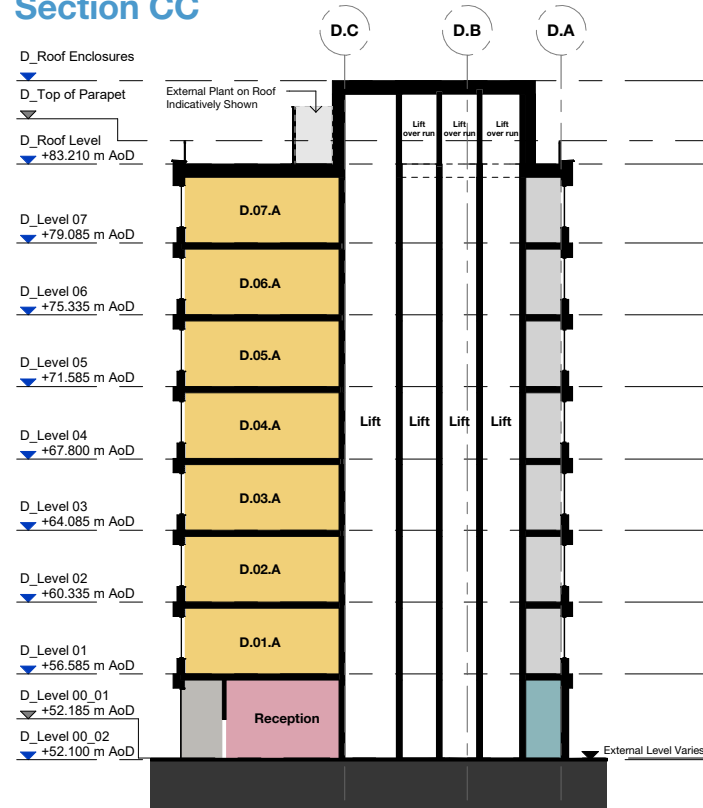
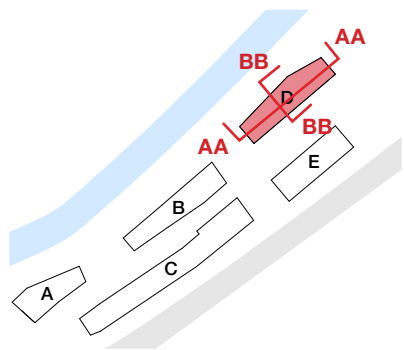
Section AA



Section BB



Section CC



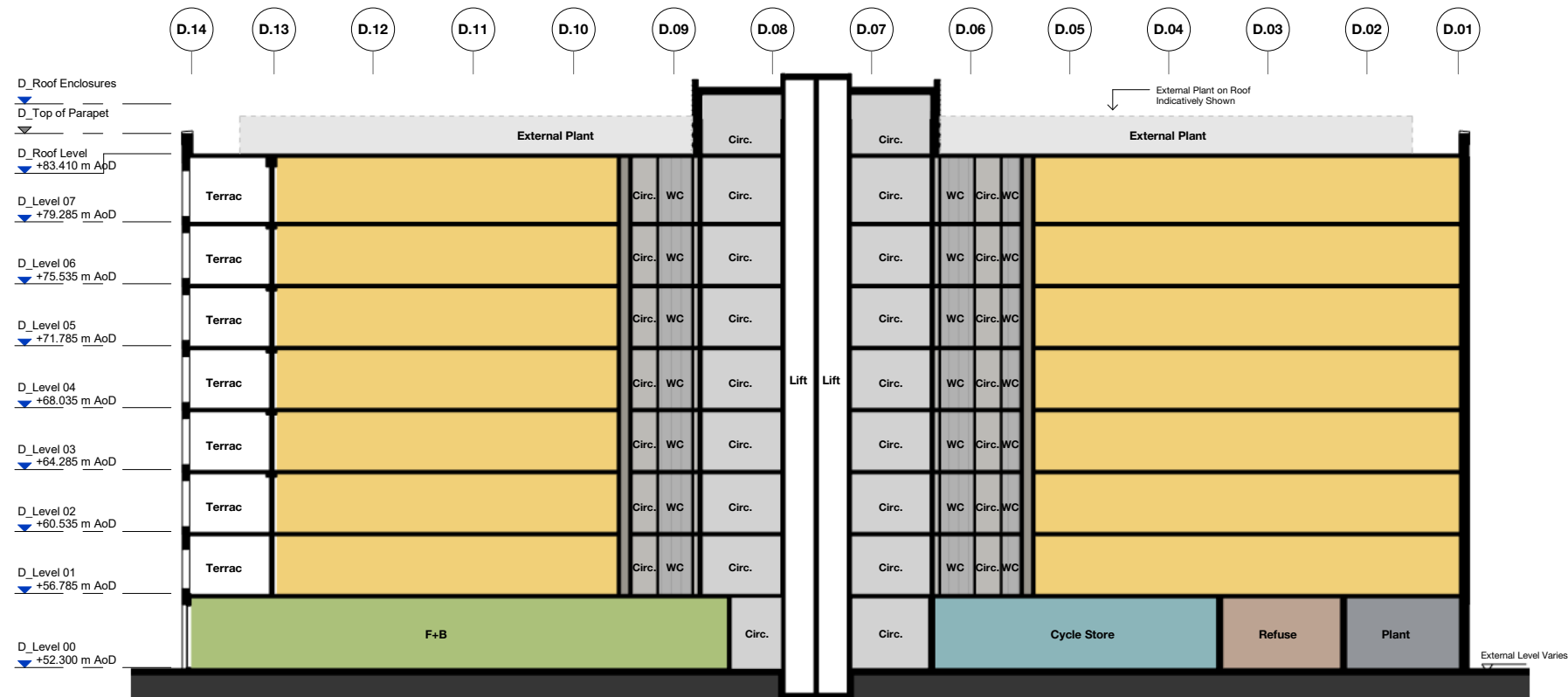
7

7.13

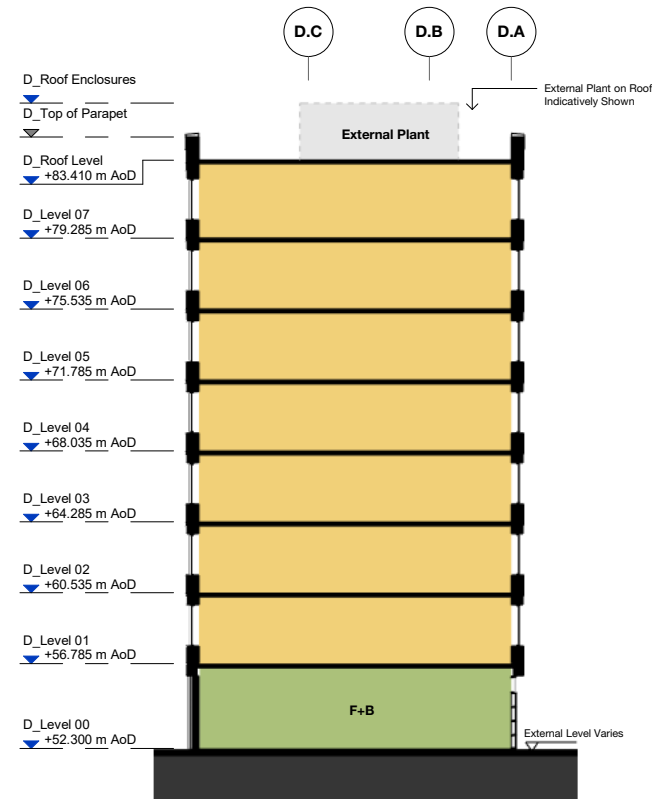
Illustrated Changes - Building D

Section - proposed

Section AA

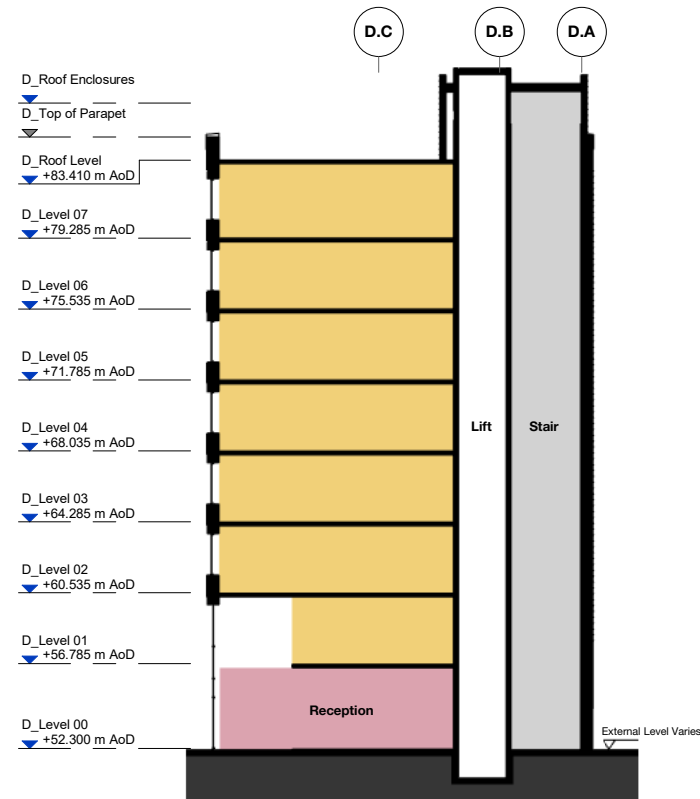


Section BB

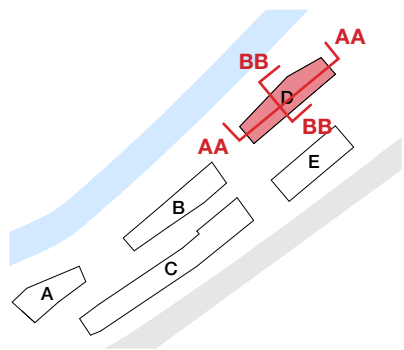


Building D - Proposed Section BB

Section CC



Building D - Proposed Section CC



8. Illustrated Changes - Building E

- 8.1 Design changes overview
- 8.2 Ground Floor Plan
- 8.3 First Floor Plan
- 8.4 Typical Upper Floor Plan
- 8.5 Roof Plan
- 8.6 North Elevation - extant consent
- 8.7 North Elevation - proposed
- 8.8 East and West Elevations - extant consent
- 8.9 East and West Elevations - proposed
- 8.10 South Elevation - extant consent
- 8.11 South Elevation - proposed
- 8.12 Building sections - extant consent
- 8.13 Building sections - proposed

8 Illustrated Changes - Building E

8.1 Design changes overview

The principle design changes to Building E from the consented scheme to the proposed scheme are outlined as follows.

The primary facade cladding has changed from metalwork to brickwork, with an updated window arrangement that consists of a repeated window type creating a simplified and elegant rhythm across all facades. The main workspace entrance to the building has been repositioned to the Pollard Street facade, facing outwards of the campus. Ground floor access to the F&B unit and Back of House spaces has been altered in coherence with facade changes, in order to maximise positioning along active frontages on key routes and edges of proposed public realm. Internal arrangement has been rationalised, which includes the removal of the gantry and therefore internalisation of all external circulatory space, with the relocation of the second stair within the central core. The gantry has been replaced by external terrace space to benefit from views across the proposed landscaping and wider city centre. Access at roof level and plant screen positioning has also been modified.



8

Illustrated Changes - Building E

8.2

Ground Floor Plan

Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Main workspace entrance relocated
- 4. Ground floor access relocated
- 5. Second stair relocated within the central core
- 6. Internal layout updated
- 7. External gantry replaced with external terrace
- 8. Roof terrace relocated
- 9. Position of plant screen updated
- 10. Roof access updated

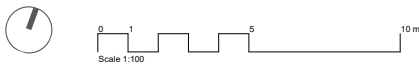
Extant consent



Proposed



- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store



8

Illustrated Changes - Building E

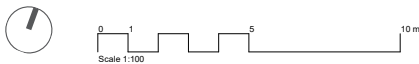
8.3

First Floor Plan

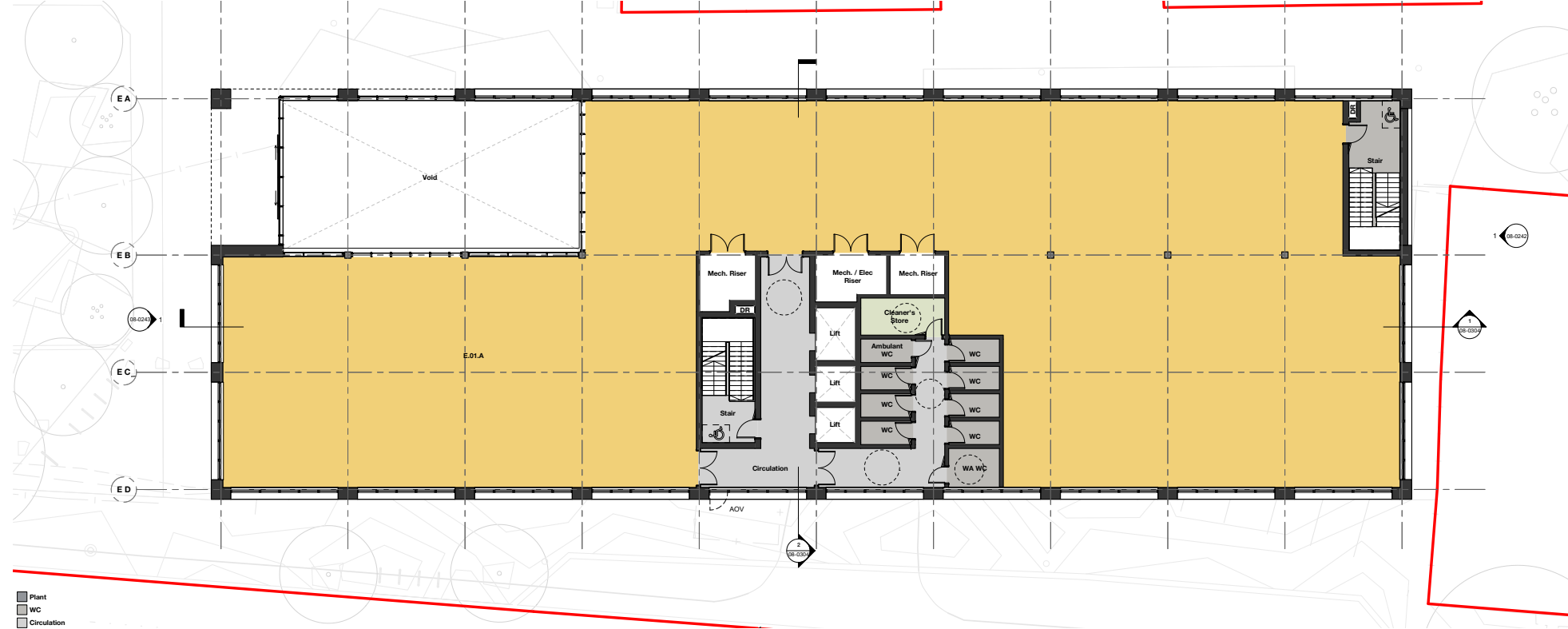
Key

- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Main workspace entrance relocated
- 4. Ground floor access relocated
- 5. Second stair relocated within the central core
- 6. Internal layout updated
- 7. External gantry replaced with external terrace
- 8. Roof terrace relocated
- 9. Position of plant screen updated
- 10. Roof access updated

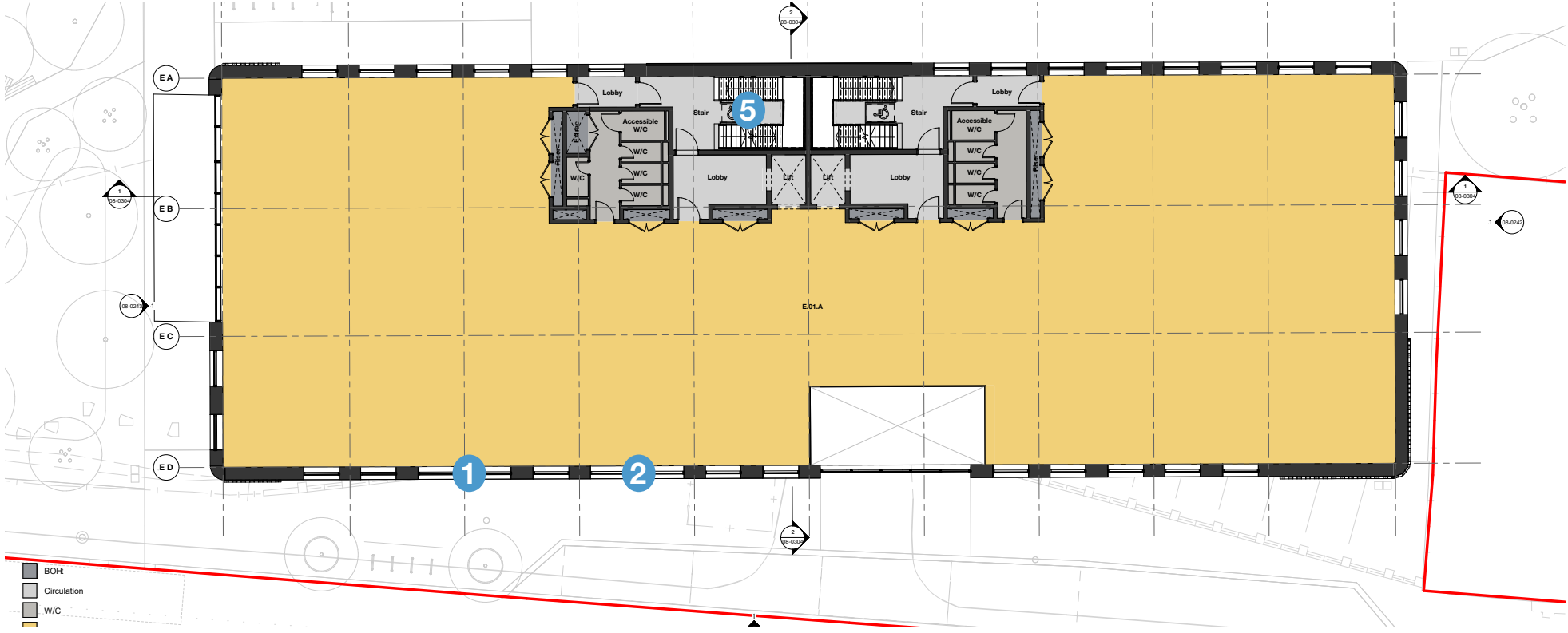
- Workspace
- Reception
- Food and Beverage
- Cycle Storage / Showers
- WC
- Circulation
- Plant
- Refuse
- Cleaners' Store



Extant consent



Proposed



8

Illustrated Changes - Building E

8.4

Typical Upper Floor Plan

Key

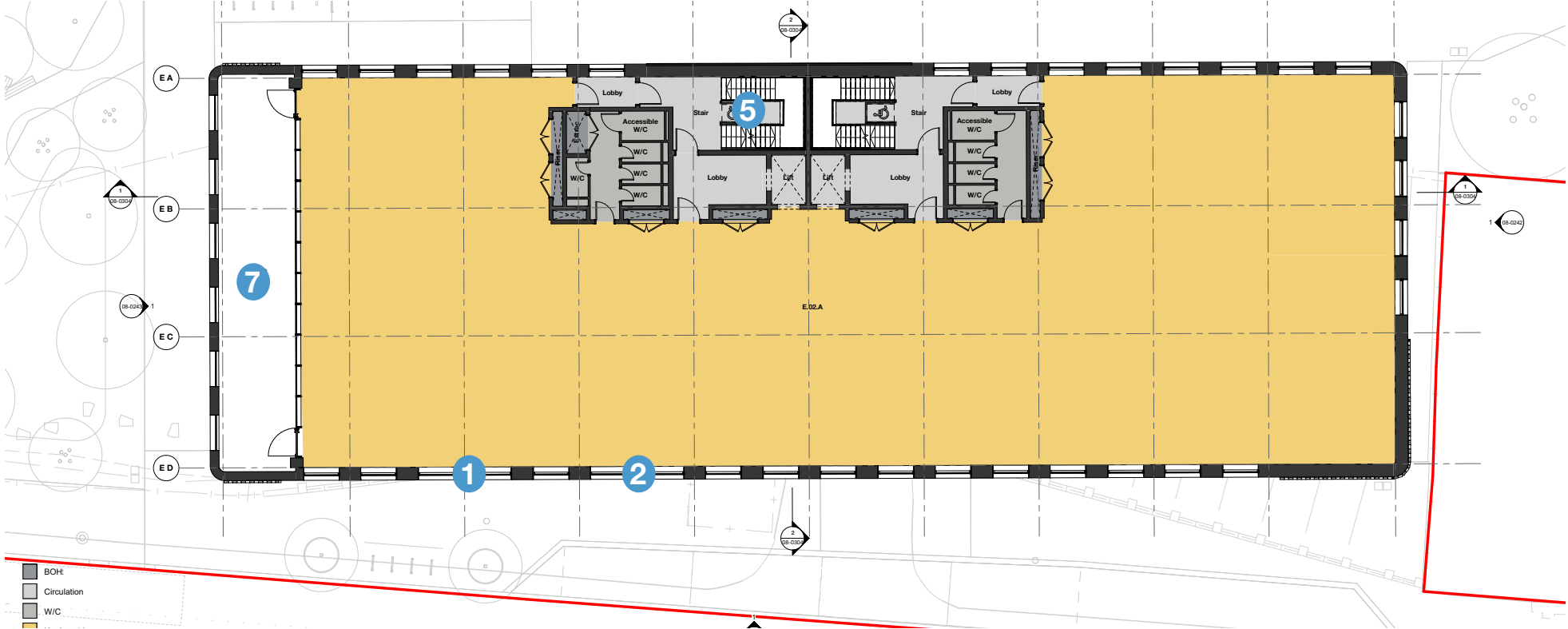
- 1. Primary façade cladding changed from metalwork to brickwork
- 2. Window arrangement updated
- 3. Main workspace entrance relocated
- 4. Ground floor access relocated
- 5. Second stair relocated within the central core
- 6. Internal layout updated
- 7. External gantry replaced with external terrace
- 8. Roof terrace relocated
- 9. Position of plant screen updated
- 10. Roof access updated

- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity

Extant consent



Proposed

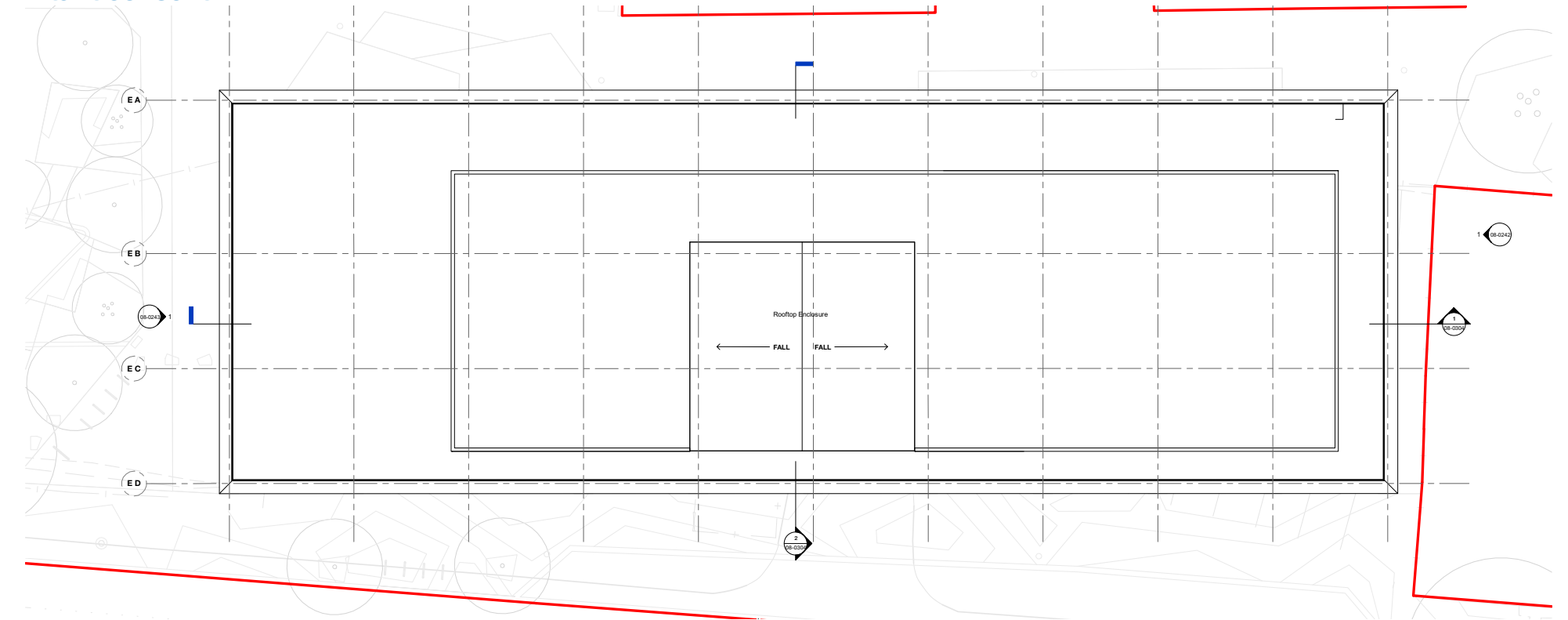


8
8.5

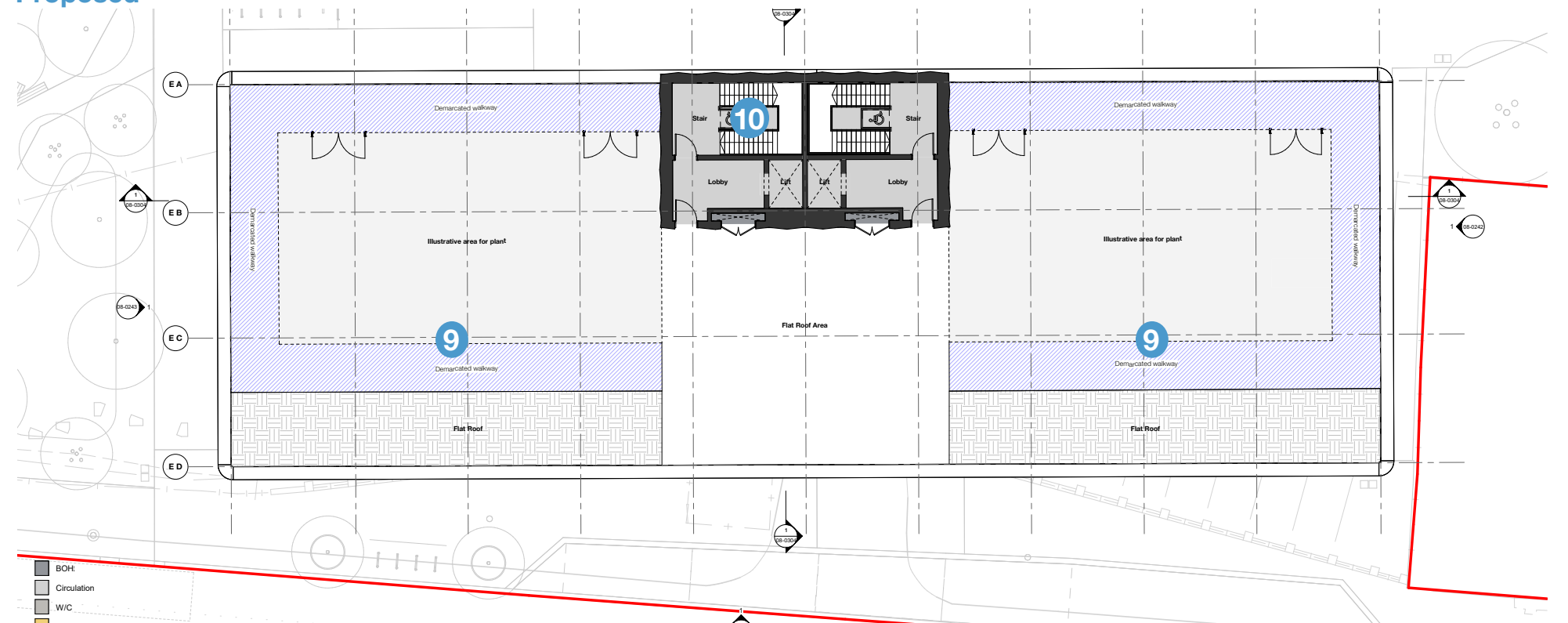
Key

1. Primary façade cladding changed from metalwork to brickwork
2. Window arrangement updated
3. Main workspace entrance relocated
4. Ground floor access relocated
5. Second stair relocated within the central core
6. Internal layout updated
7. External gantry replaced with external terrace
8. Roof terrace relocated
9. Position of plant screen updated
10. Roof access updated

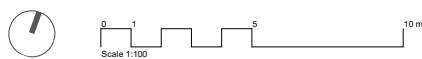
Extant consent



Proposed



- Workspace
- WC
- Circulation
- Cleaners' Store
- Tenant Amenity



8

8.6

Illustrated Changes - Building E

North Elevation - extant consent

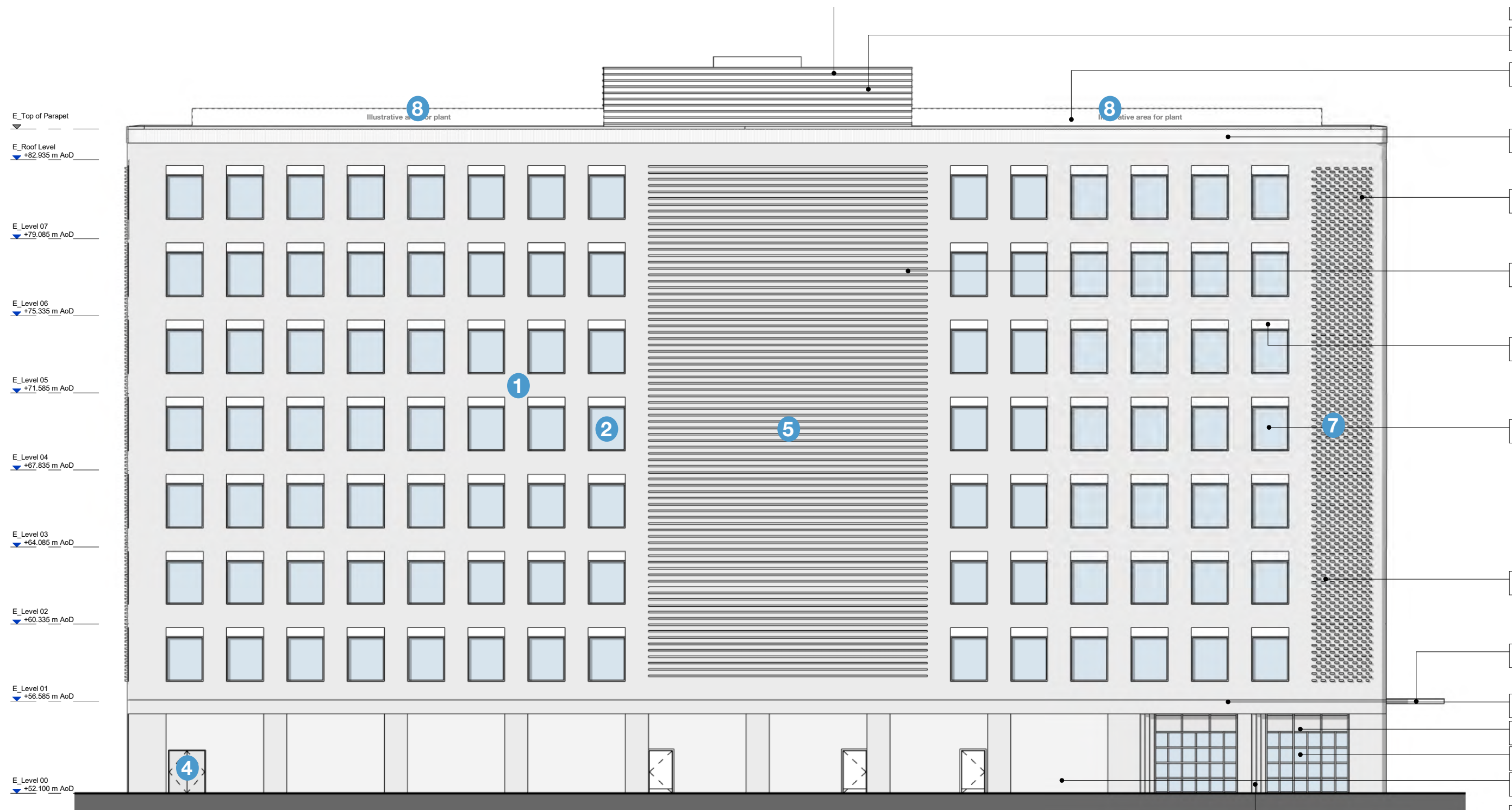


8

8.7

Illustrated Changes - Building E

North Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

3. Main workspace entrance relocated
4. Ground floor access relocated

5. Core / circulation strategy updated

6. Internal layout updated

7. External gantry replaced with external terrace
8. Position of plant screen updated

9. Roof access update

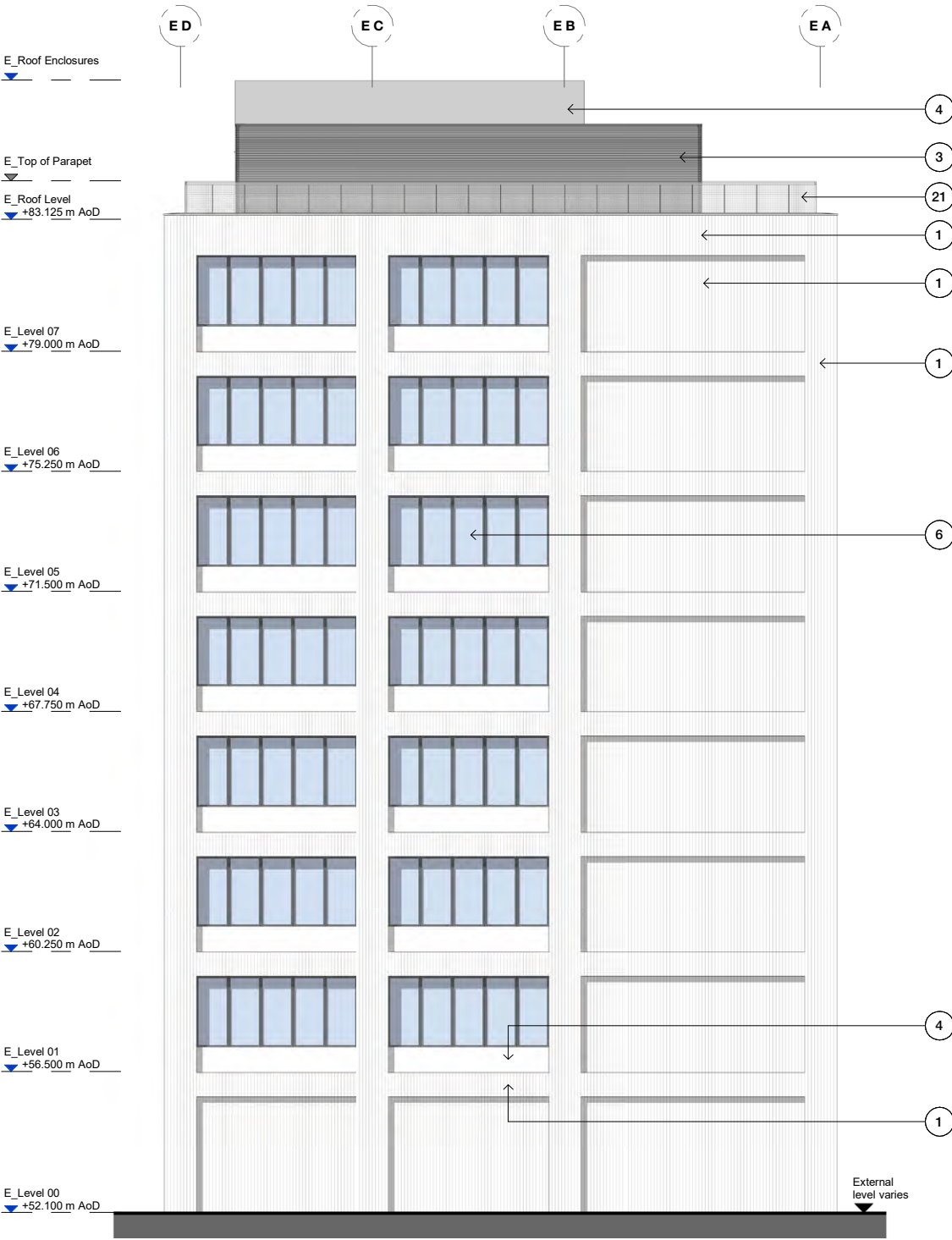
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8.8

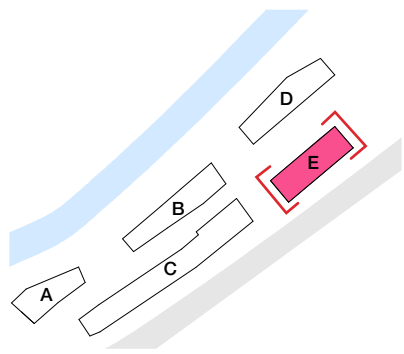
Illustrated Changes - Building E

East and West Elevation - extant consent

East Elevation



West Elevation



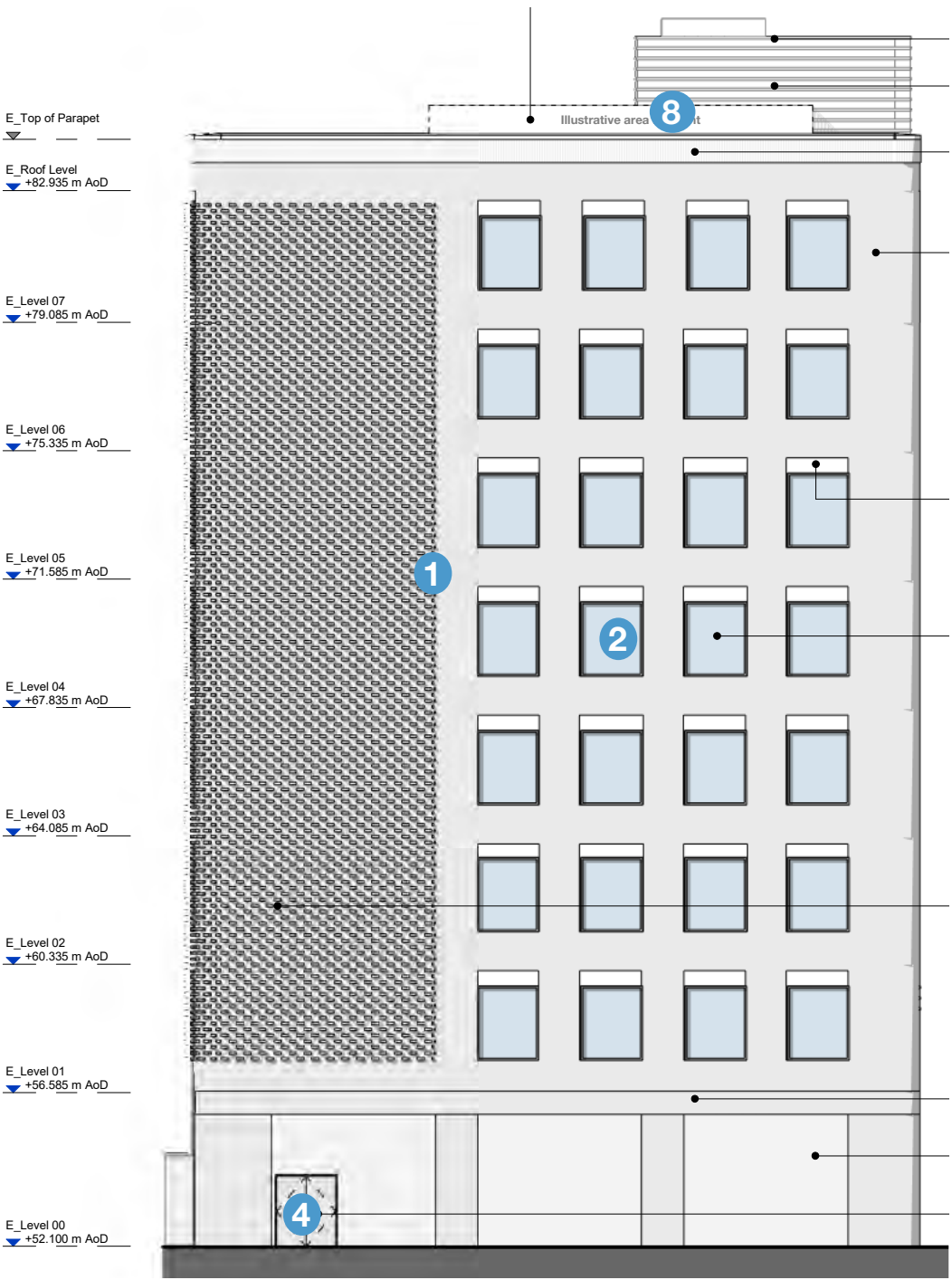
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8.9

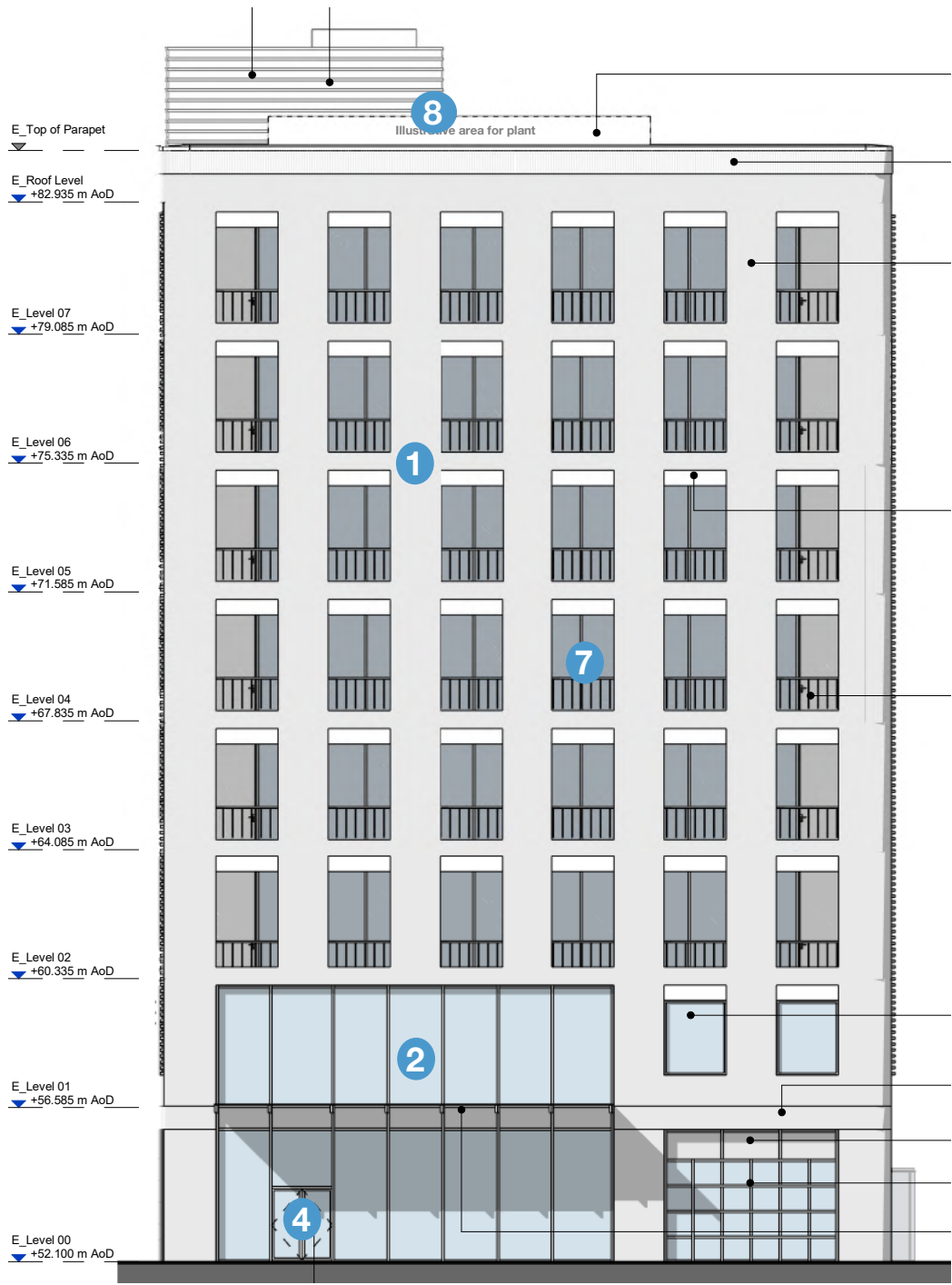
Illustrated Changes - Building E

East and West Elevation - proposed

East Elevation



West Elevation



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

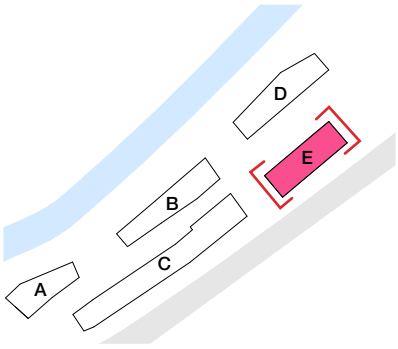
3. Main workspace entrance relocated
4. Ground floor access relocated

5. Core / circulation strategy updated

6. Internal layout updated

7. External gantry replaced with external terrace
8. Position of plant screen updated

9. Roof access update



8

Illustrated Changes - Building E

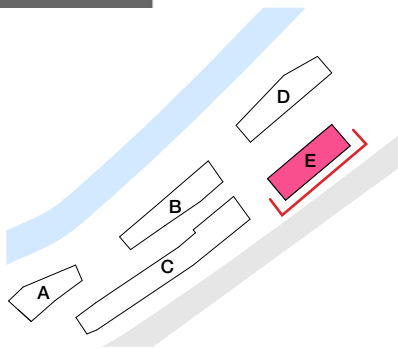
8.10

South Elevation - extant consent



Consented South Elevation

XXXXX

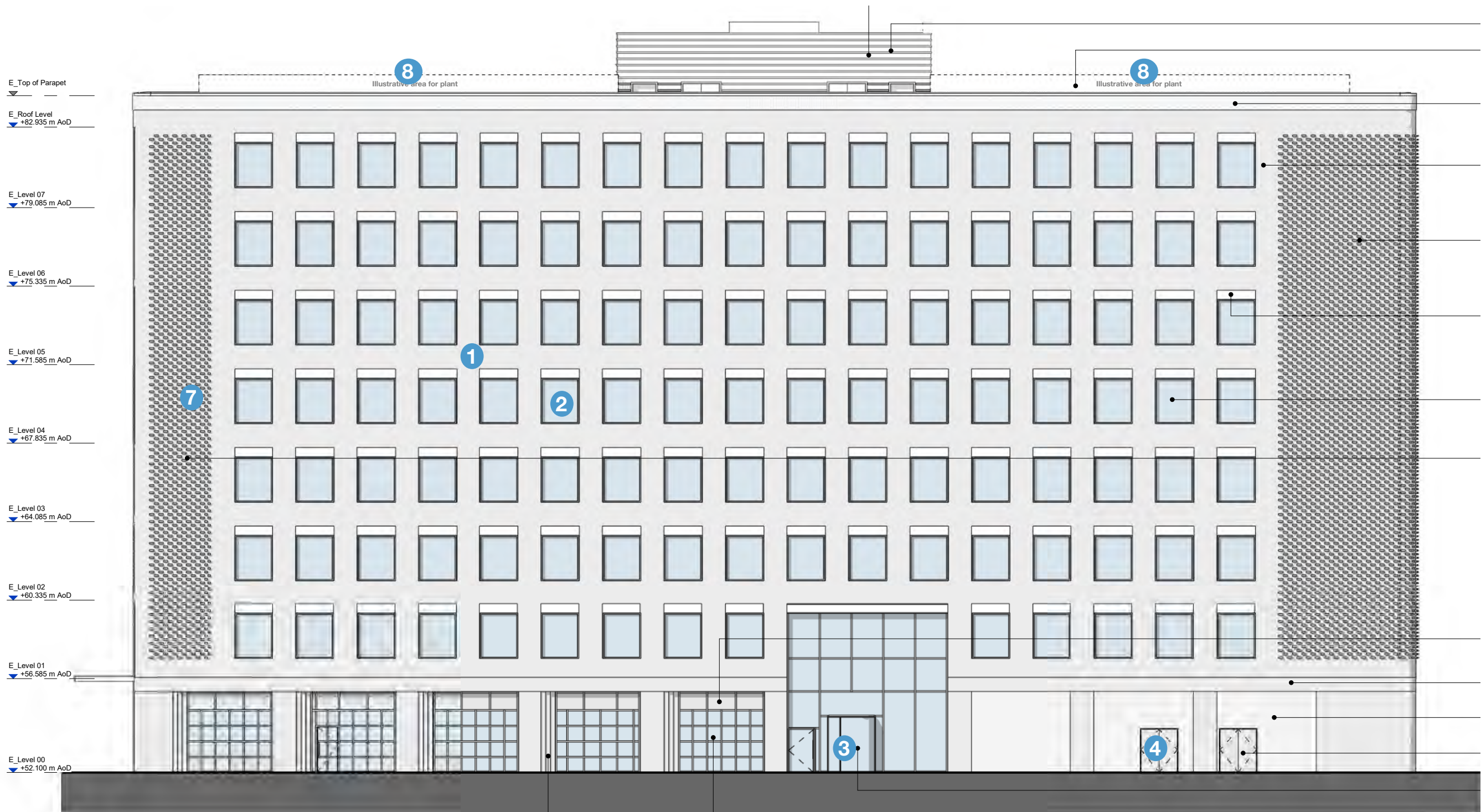


8

Illustrated Changes - Building E

8.11

South Elevation - proposed



Key

1. Primary façade cladding changed from metalwork to brickwork

2. Window arrangement updated

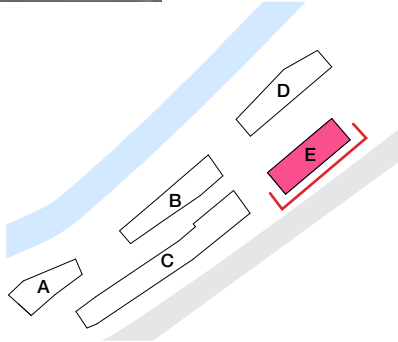
3. Main workspace entrance relocated
4. Ground floor access relocated

5. Core / circulation strategy updated

6. Internal layout updated

7. External gantry replaced with external terrace
8. Position of plant screen updated

9. Roof access update



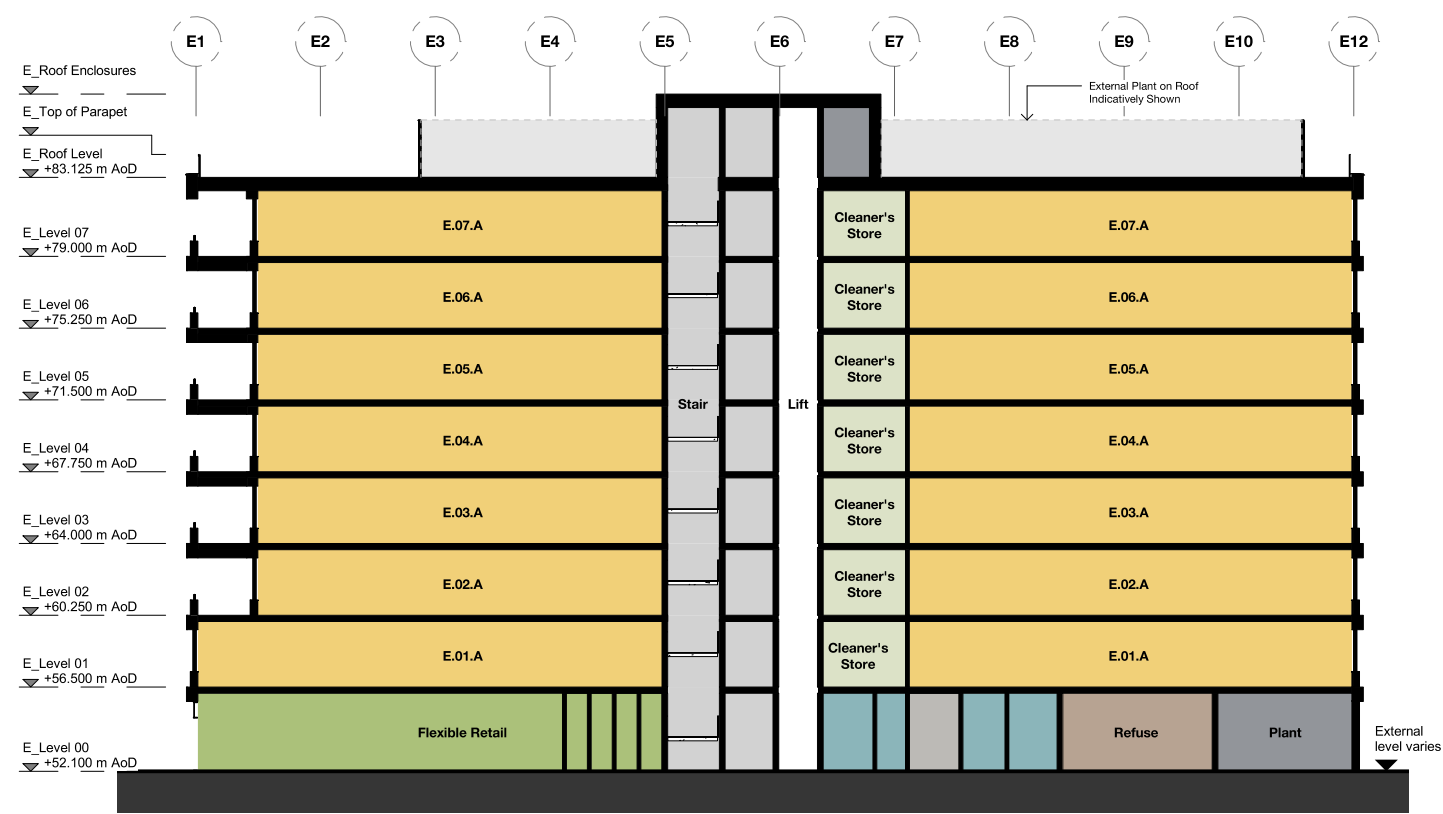
8

Illustrated Changes - Building E

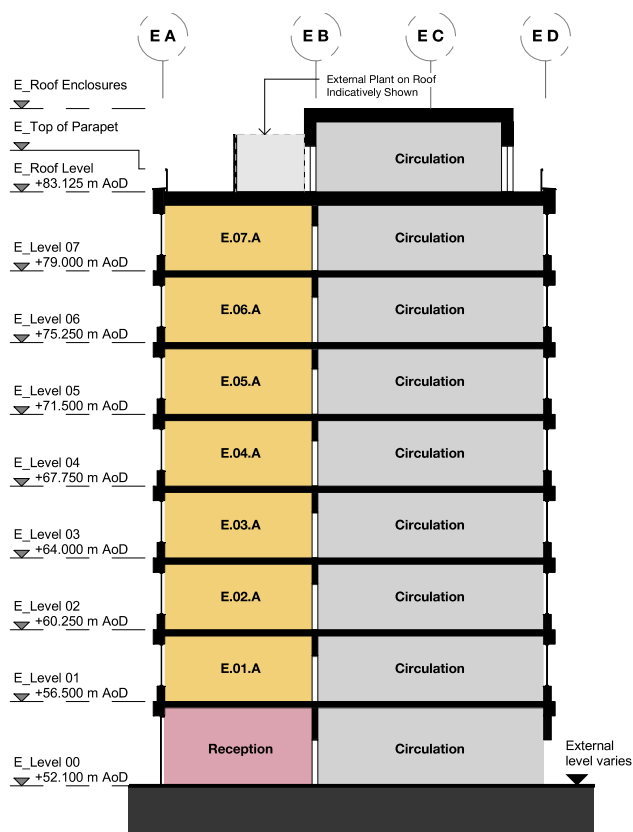
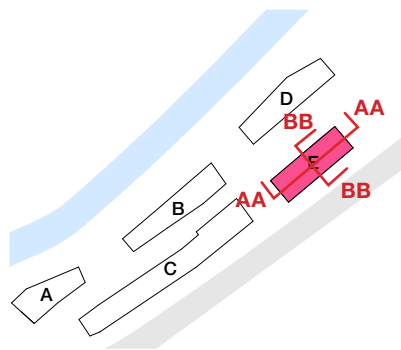
8.12

Section - extant consent

Section AA



Section BB



8

Illustrated Changes - Building E

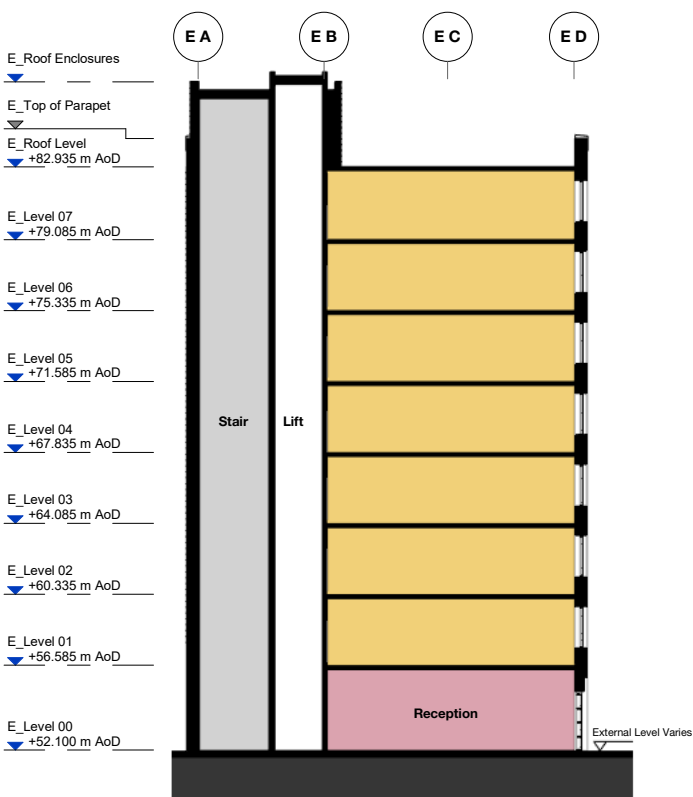
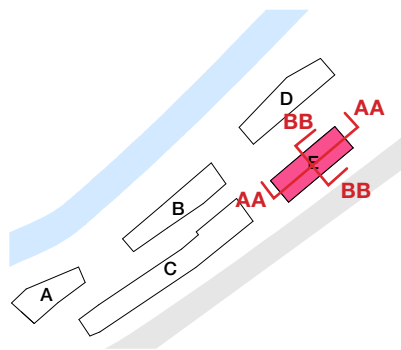
8.13

Section - proposed

Section AA



Section BB



9. Access Strategy

- 9.1 Site access and movement
- 9.2 Waste strategy

Pedestrian Access

The proposed scheme maintains the strategies outlined in the Design and Access statement. The changes are as following:

As a site-wide strategy, F&B, retail and lettable units are situated along key pedestrian routes to activate ground floors and maximise on public footfall, prioritising Pollard Street, Great Ancoats Street and the Ashton Canal path. All main workspace entrances are also positioned along these three routes. Back of House spaces generally face onto the metrolink elevations of each building, with restricted public access. There is also pedestrian access between Buildings D and E for the New Islington Metrolink stop.

Please refer to the submitted GA drawings for further details:

- PLS-HBA-A-00-DR-A-20-0100
- PLS-HBA-B-00-DR-A-20-0110
- PLS-HBA-C-00-DR-A-20-0120
- PLS-HBA-D-00-DR-A-20-0130
- PLS-HBA-E-00-DR-A-20-0140



Main entrance



Secondary entrance / ground floor unit entrance



BOH access



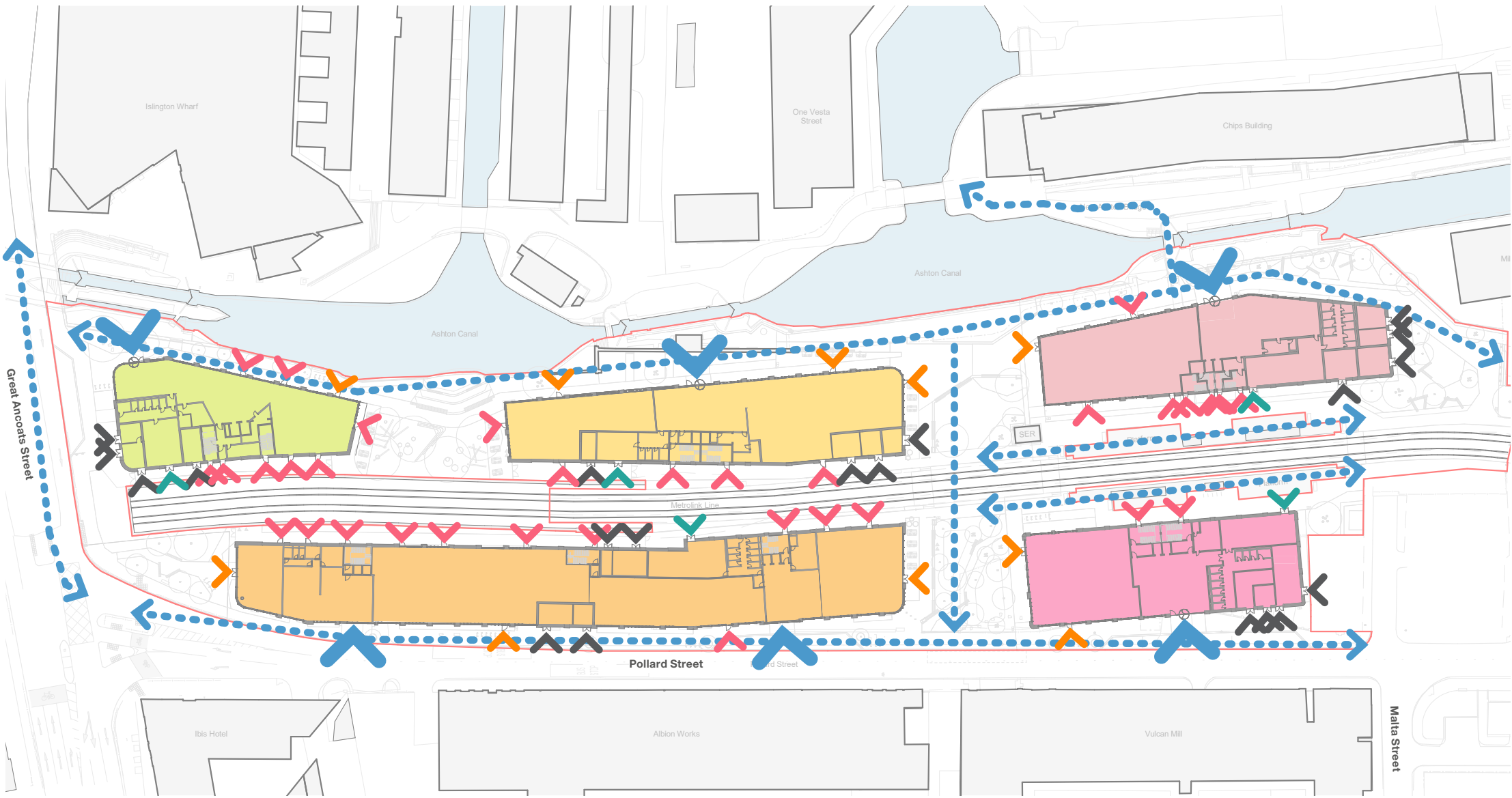
Escape exit



Cycle store entrance



Main pedestrian routes



9

Access Strategy

9.2

Waste strategy

Within the ‘Collective’ each building is managed individually with dedicated waste storage areas. Bin storage areas are located on the ground floor with direct external, level access to the street via secure double doors.

The below numbers of bins and associated bin store sizes are based upon x2 weekly collection (for workspace) + x1 weekly collection (for flexible retail units). This will be a managed solution.

Building A

Space has been provide by 14 no. x 1,100 Eurobins

Building B

Space has been provide by 13 no. x 1,100 Eurobins

Refuse from this building will transported to the collection point at Building D

Building C

Space has been provide by 22 no. x 1,100 Eurobins

Building D

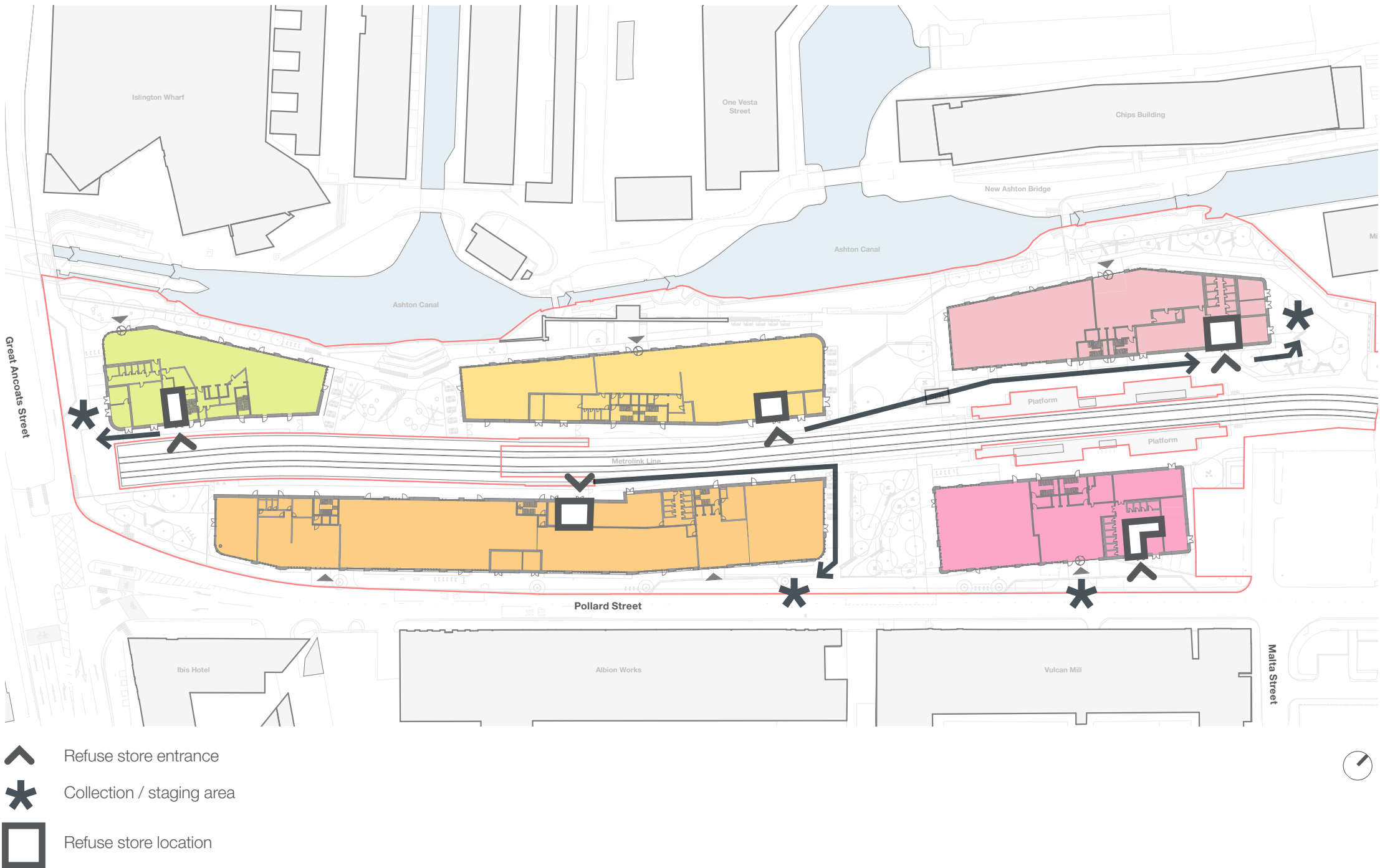
Space has been provide by 18 no. x 1,100 Eurobins

Building E

Space has been provide by 17 no. x 1,100 Eurobins

Please refer to the submitted ‘Waste Management Strategy’ and GA drawings that accompany this Design and Access Statement for details:

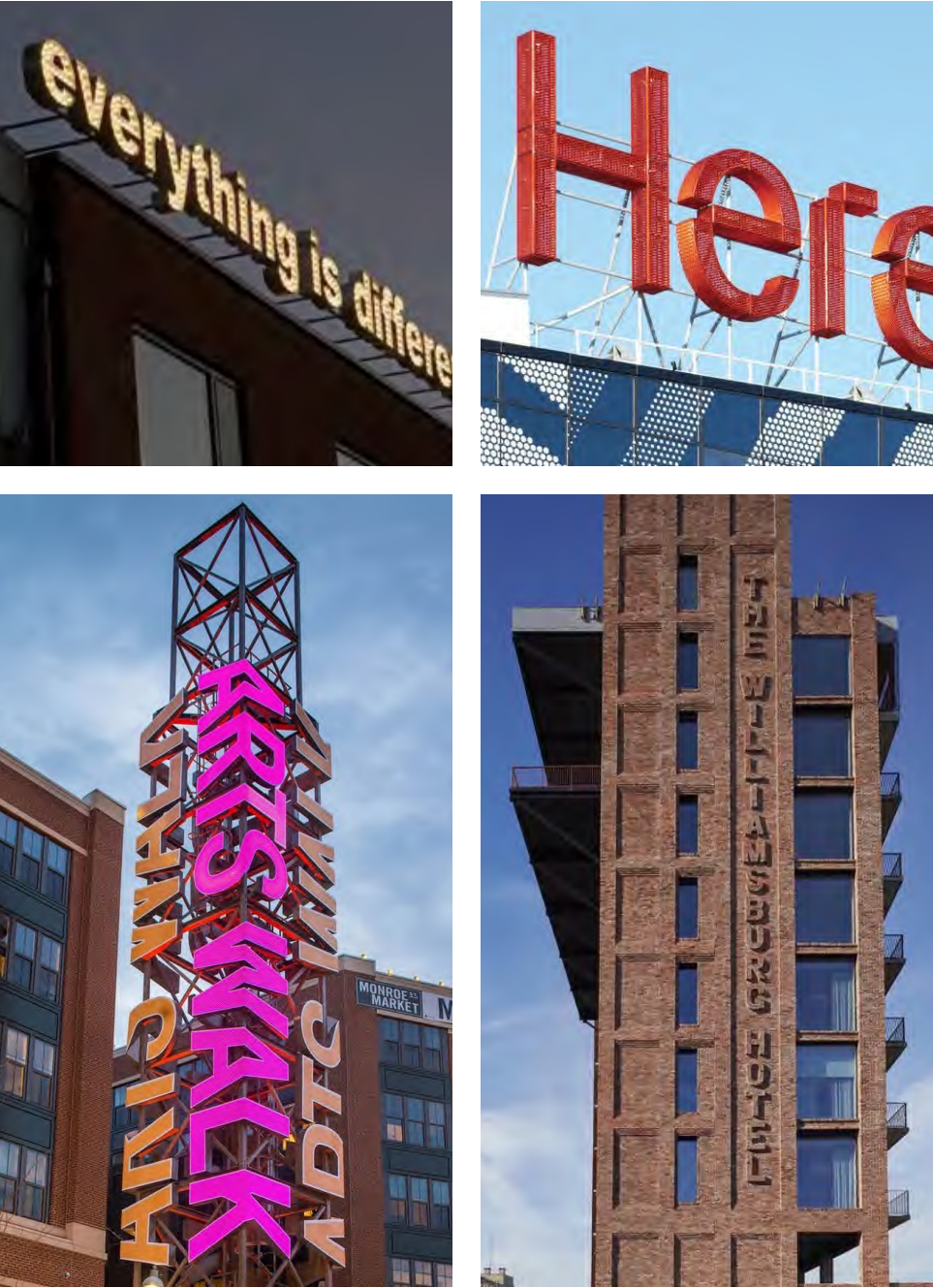
- PLS-HBA-A-00-DR-A-20-0100
- PLS-HBA-B-00-DR-A-20-0110
- PLS-HBA-C-00-DR-A-20-0120
- PLS-HBA-D-00-DR-A-20-0130
- PLS-HBA-E-00-DR-A-20-0140



10. Signage Strategy

- 10.1 Signage design
- 10.2 Site-wide signage displacement

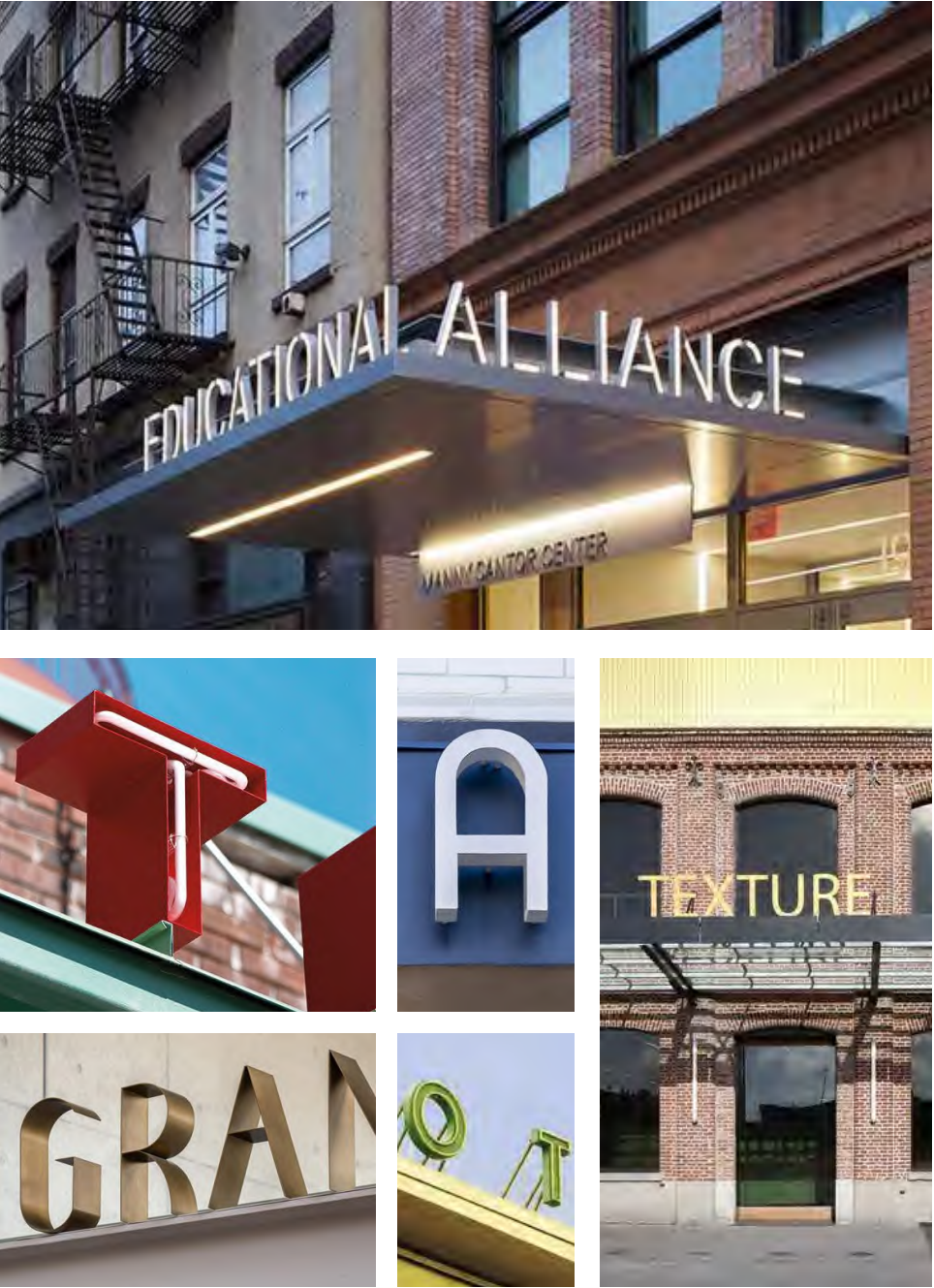
City Scale Signage



Building Signage



Unit Signage



A range of signage will be utilised at scales that address the city scale to the individual unit scale. For further information please refer to the signage strategy drawings included within this application.

10

Signage Strategy

10.2

Site-wide signage displacement

Each building has signage located strategically to emphasise identity, wayfinding and placemaking. This signage is indicative and may be subject to change upon tenant designation and design development.

City-scale signage will be a combination of applied, painted, steel, powder coated and illuminated lettering. City scale signage will speak to the wider aspirations of the campus, helping to signify its spirit and ambitions and is city-facing and addressing.

Building signage will be a combination of applied, painted, steel, powder coated and illuminated lettering. Building signage will aid wayfinding around each building.

Ground floor and gantry units will utilise unit signage to help express the personality of individual tenants. This could be presented differently for public-access F&B / retail units as opposed to private entrances for workspace units.

Please refer to the submitted ‘Signage Strategy’ and GA drawings that accompany this Design and Access Statement for details:

- PLS-HBA-A-ZZ-DR-A-08-0610
- PLS-HBA-B-ZZ-DR-A-08-0611
- PLS-HBA-C-ZZ-DR-A-08-0612
- PLS-HBA-D-ZZ-DR-A-08-0613
- PLS-HBA-E-ZZ-DR-A-08-0614



- ▬ City Scale Signage - Roof
- ● ● ● Building Signage - Facade
- ● ● ● Potential Individual Unit Signage

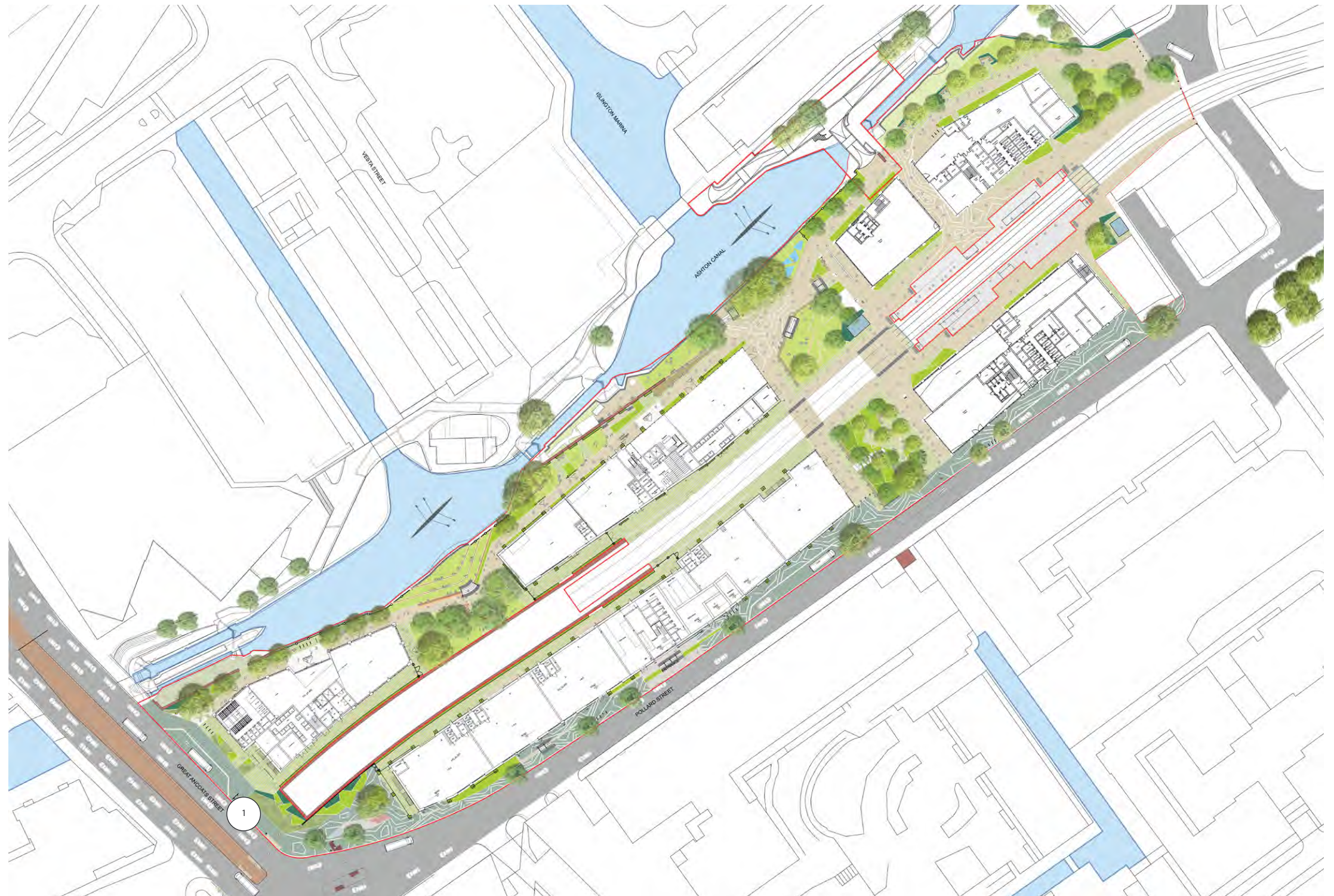
11. Proposed Changes to Landscape and Public Realm

- 11.1 Consented landscape design
- 11.2 Proposed landscape design
- 11.3 Character areas
- 11.4 Central Green
- 11.5 Canalside Walk West
- 11.6 Foundry Green
- 11.7 Great Ancoats Street
- 11.8 Pollard Street
- 11.9 Canalside Walk East
- 11.10 Materiality - hard landscaping
- 11.11 Materiality - furniture
- 11.12 Materiality - planting
- 11.13 Green space audit

11 Proposed changes to Landscape and Public Realm

11.1 Consented Landscape Design

The original public realm design was submitted in October 2020 and granted planning permission. The plan opposite shows the design submitted in May 2022 under a Minor Material Amendment. This incorporated minor design updates resulting from design development.



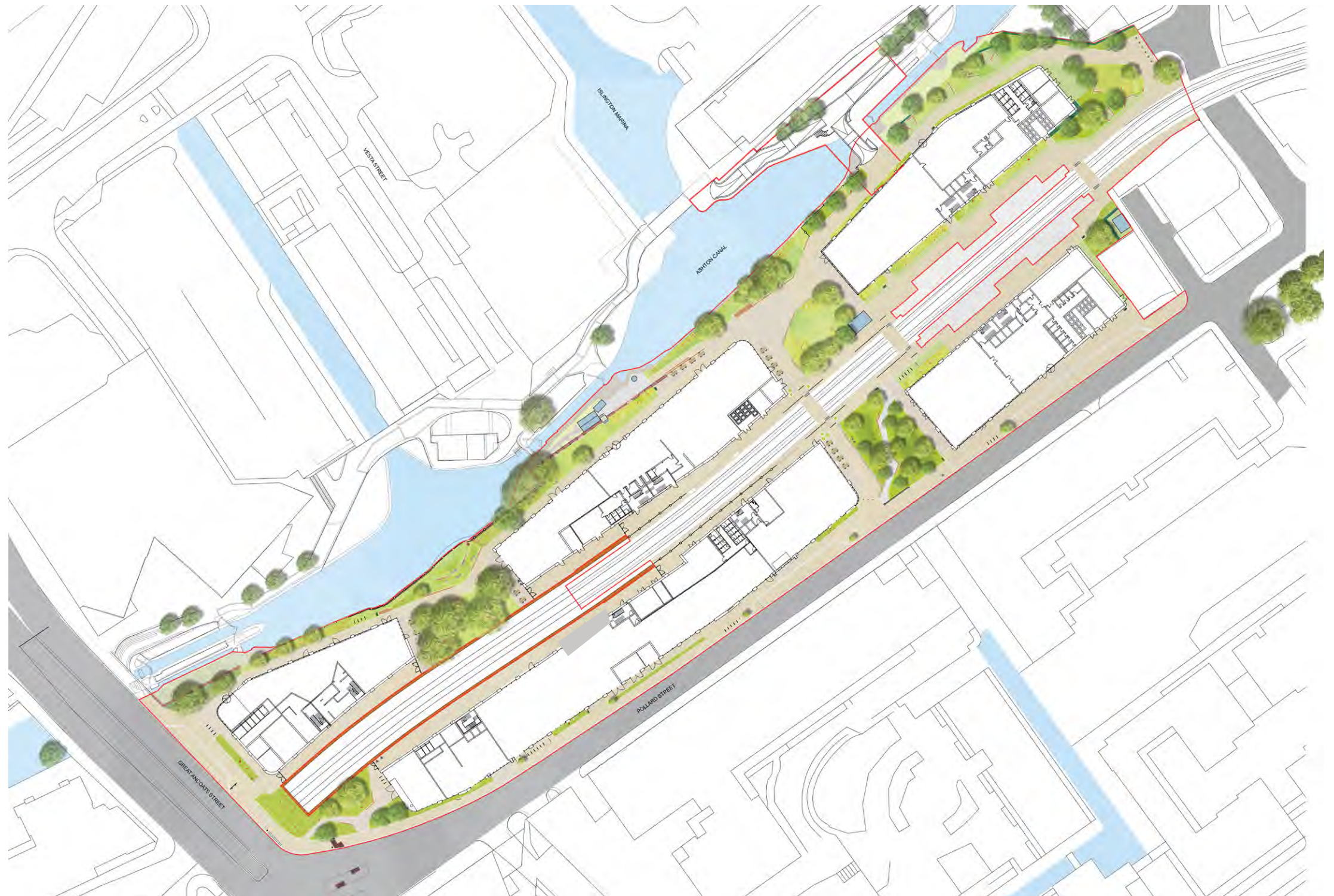
11 Proposed changes to Landscape and Public Realm

11.2 Proposed Landscape Design

The public realm design opposite has undergone minor development in alignment with the new ambition to create a 'campus feel' and a more mature approach to placemaking. This is achieved through a review of the material palette for the public realm.

Changes to the design of the buildings has meant landscape design has been tweaked to accommodate these, alongside a drive to design more intelligently with landform to mitigate the need for the retaining features present in the consented design. Omission of these retaining features creates room for additional green space and as a result there is an overall gain in green space in comparison to the consented scheme.

The overall landscape design has remained largely unchanged, with the vision still aligned to the original intent of creating collective, smart and adaptable spaces.



11

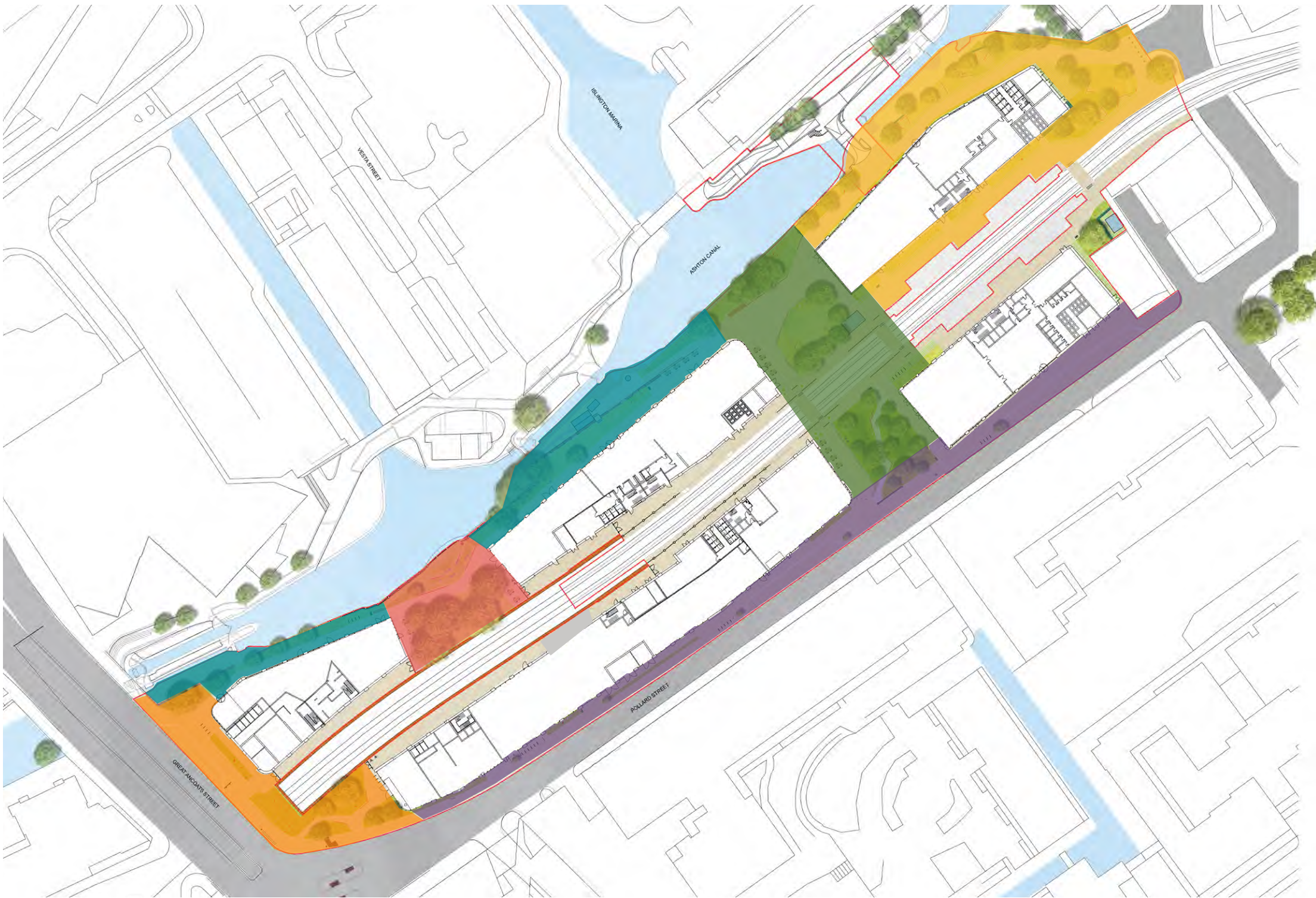
Proposed changes to Landscape and Public Realm

11.3

Character Areas

As with the previous design, the site has been broken down into character areas which contribute to the legibility and identity of the site. The design changes are set out in this chapter by area. The character areas are as follows:

- Central Green
- Canalside Walk West
- Foundry Green
- Great Ancoats Street
- Pollard Street
- Canalside Walk East



11 Proposed changes to Landscape and Public Realm
11.4 Central Green



Consented Design - May 2022



Proposed Design - October 2023

11

Proposed changes to Landscape and Public Realm

11.4

Central Green

The spatial strategy for Central Green has remained largely unchanged with two core areas of high quality green space straddling the tram tracks and a strong visual and connective axis to the left side of the green which acknowledges the historic canal arm on the site. The key changes in this space are set out below.

1. Materiality

The materiality has changed in line with the strategy for the rest of the scheme. Please refer to the pages at the end of this section for further details on the materiality.

In this space the key change is the introduction of sett paving to areas of gathering and threshold spaces, for example, outside F&B units. The permeable coloured tarmac remains the same but without graphical marking. It is felt appropriate to remove these for a sympathetic landscape approach in relation to the building design.

2. Re-configuration of pedestrian route

The spill out space from the building has been flipped to the building side of the central route - minimising obstruction of the route. The 3.4m wide spill out space is now demarcated with higher quality paving, where moveable furniture can be set out. In an event requiring emergency vehicle access here, the space can be cleared.

We have improved visibility splays at the tram crossing through positioning the seating space against the building and moving the pedestrian route to the right.

3. Re-configuration of southern green space

A few factors have led to the redesign of the southern green space. Firstly, there is currently a popular pedestrian route between the tram stop and south Pollard Street and so therefore a new secondary route has been proposed here to accommodate this desire line.

Secondly, following development of the drainage design, attenuation basins are now required to serve the south side of the tracks in the event of high rainfall. As a result, two informal sunken rain gardens are proposed either

side of the new route which give this space a greater emphasis on planting. It will also be interspersed with elements of incidental play and seating.

4. Reduction in area of northern green space

The northern green space has been pulled back on the right hand side by 1 metre in order to accommodate vehicular service access to the SER Room located in the south east corner.

5. Metrolink Crossing

The approach to the tram track crossings has been revised following discussion with TfGM. Staggered gates have been introduced as a safety measure to slow down cyclists and encourage dismount when crossing the tracks. The gates will have pivot points to enable them opening for emergency access over the crossing.

6. Omission of steps

Three sets of steps have been omitted to make the site fully accessible to all users. There was concern that the set of steps on the northern green might encourage users to cut across the grass and wear it out, whilst the set of steps next to the canal have been simplified to a single elevated seat, offering views towards Islington Marina.

7. Seating Edge

The seating edge wrapping around the space is proposed to be natural stone, with an opportunity to incorporate some reclaimed units, as a reference to the coping units on the canal edge. The edge will be softened with stacked timber planks to resonate with the waterside location.



Television Centre, London



Wellington Place, Leeds



Television Centre, London

11 Proposed changes to Landscape and Public Realm
11.4 Central Green



11 Proposed changes to Landscape and Public Realm

11.5 Canalside Walk West



Consented Design - May 2022

1. Decking and retaining wall design update.

In the consented design, a raised seating deck was proposed to help deal with the level change down to the canal. In order to allow fire tender access along the route to the building core, this space must be level. As a result, this area has been repurposed as F&B outdoor seating, activating the ground floor along this key route.

In addition, an accessible route has been introduced to the north side of the retaining edge to enable connection to the lock side and its space to sit.

The retaining wall is now accessible from both sides so users can sit facing the canal or building.

2. Foundry Wall Seating

The seating adjacent to the Foundry Wall has been simplified and reorientated to align alongside the wall in order not to detract from it but draw attention to it.

3. Cycle stands and seating

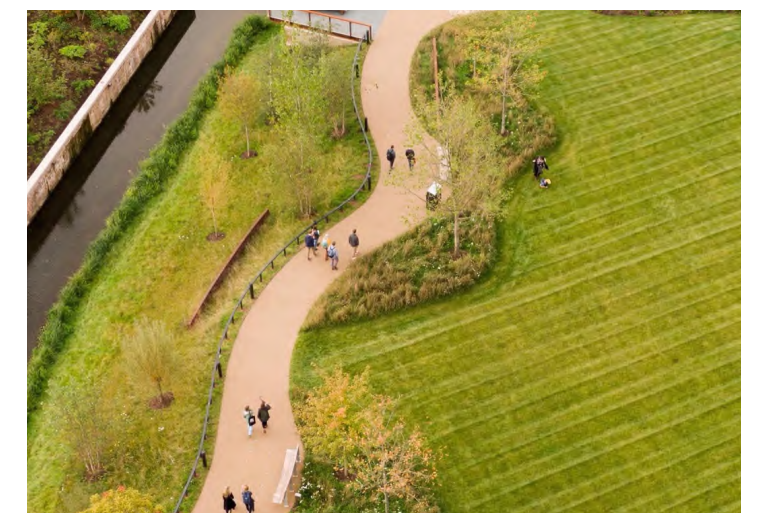
The seating and cycle stands north of Building A have been moved further along the elevation so that the green gap paving can form the start of the new access route to the amphitheatre. This more efficient use of space allows greater provision for green space in its replacement.



Proposed Design - October 2023



Canal Corridor, Kings Cross



Mayfield Park, Manchester

11 Proposed changes to Landscape and Public Realm
11.5 Canalside Walk West



Location Plan



11

Proposed changes to Landscape and Public Realm

11.6

Foundry Green



Consented Design - May 2022



Proposed Design - October 2023

1. Amphitheatre Terraces

The amphitheatre terraces have been updated from timber-clad concrete retaining edges to rolled reinforced lawn terraces (similar to those in Mayfield Park shown opposite), making this space feel greener, especially when viewed from the opposite side of the canal.

Timber seating is retained to the top edge as a restraint and at the bottom for use when the grass is too wet to sit on. The top tier seating edge offers views to both the canal and Foundry Green, acting as a restraint for children playing in this space.

2. New access route

An access route is now provided to the bottom of the amphitheatre for maintenance.

3. Additional Building Spill-out Space

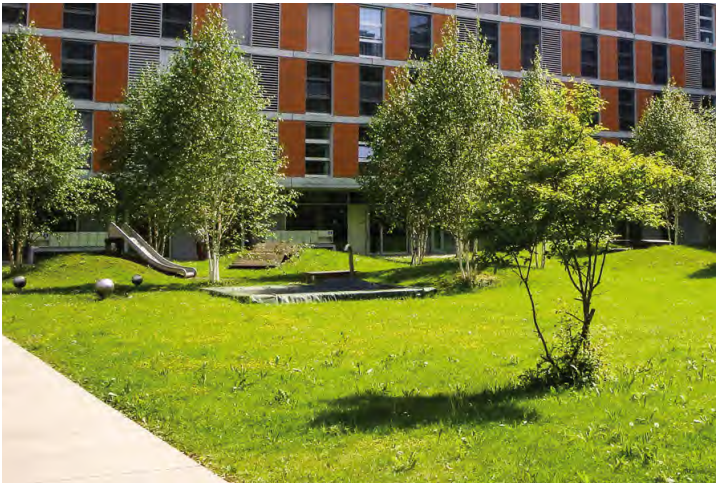
The south elevation of Building B has south facing aspect which makes it one of the best locations on the site for sun throughout the day. Therefore, an additional area of hardstanding has been provided outside the building for tables and chairs to be set out.

4. Foundry Green

The Green itself remains unchanged. It is shown indicatively but the intention is that this space is co-designed with local community groups to provide a valuable space to take ownership of.

5. Path Realignment

The main route through this space has been straightened slightly to provide a more direct route. This also grows the Foundry Green, making it a more substantial and valuable green space.



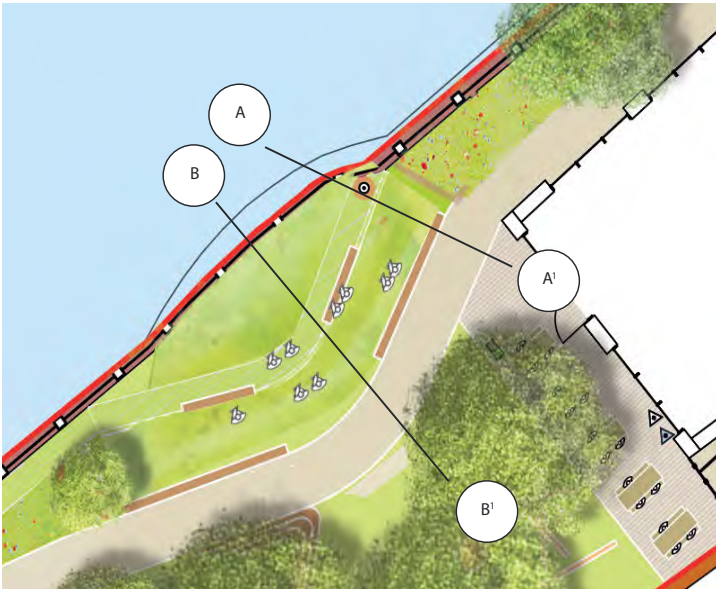
11

Proposed changes to Landscape and Public Realm

11.6

Foundry Green - Amphitheatre

The illustrative sections on this page demonstrate the available space at the pinch points and at the widest point on the amphitheatre slope.



Location Plan

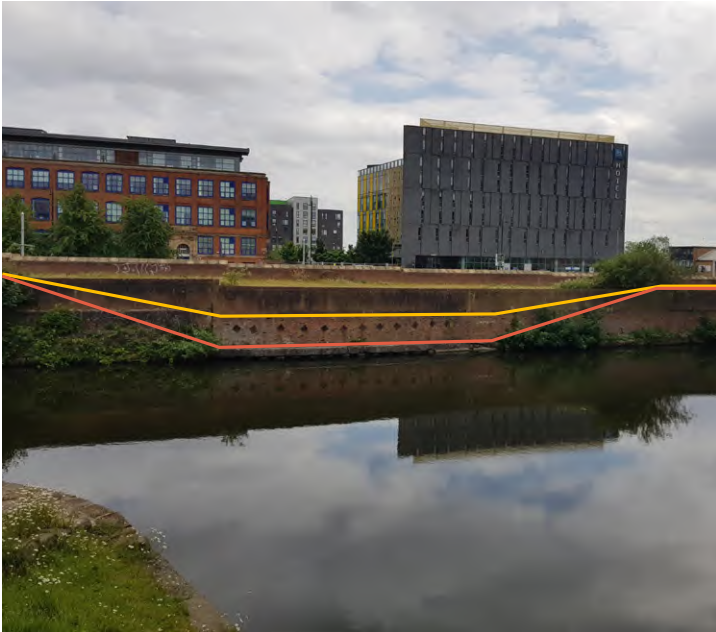


Section A-A'



Section B-B'

Proposed Design Wall Level
Consented Design Wall Level



Section C-C'

11 Proposed changes to Landscape and Public Realm
11.6 Foundry Green



Location Plan



11 Proposed changes to Landscape and Public Realm

11.7 Great Ancoats Street



Consented Design - May 2022



1. Materiality

Higher quality paving is proposed to the two key arrival spaces for Building A and C from the city.

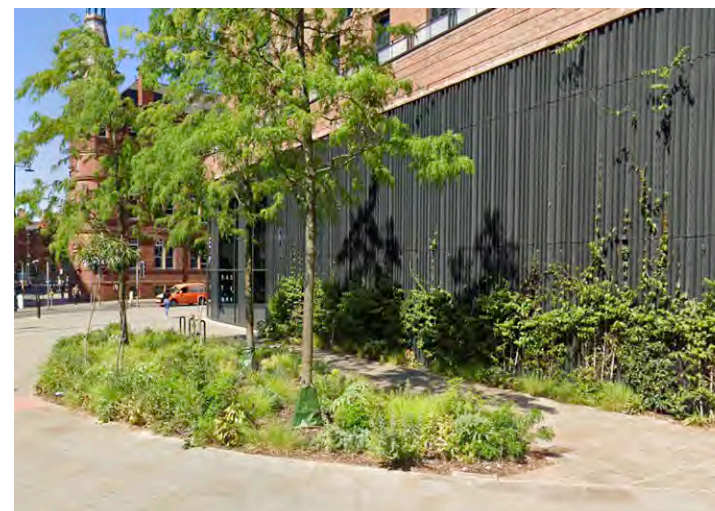
The footway tarmac colour has been updated to buff and the graphical floor markings omitted.

2. Great Ancoats Street / Pollard Street Corner

The corner space south of Building B has been amended to offer a greener address on this prominent corner of the development. It feels most appropriate to make this corner as green as possible, as a greater buffer to the busy road junction. The route through this space has been reduced in width to maximise the green space, with three trees relocated here.



Proposed Design - October 2023



Kampus, Manchester



Passeig de Saint Joan Boulevard, Barcelona

11 Proposed changes to Landscape and Public Realm

11.7 Great Ancoats Street

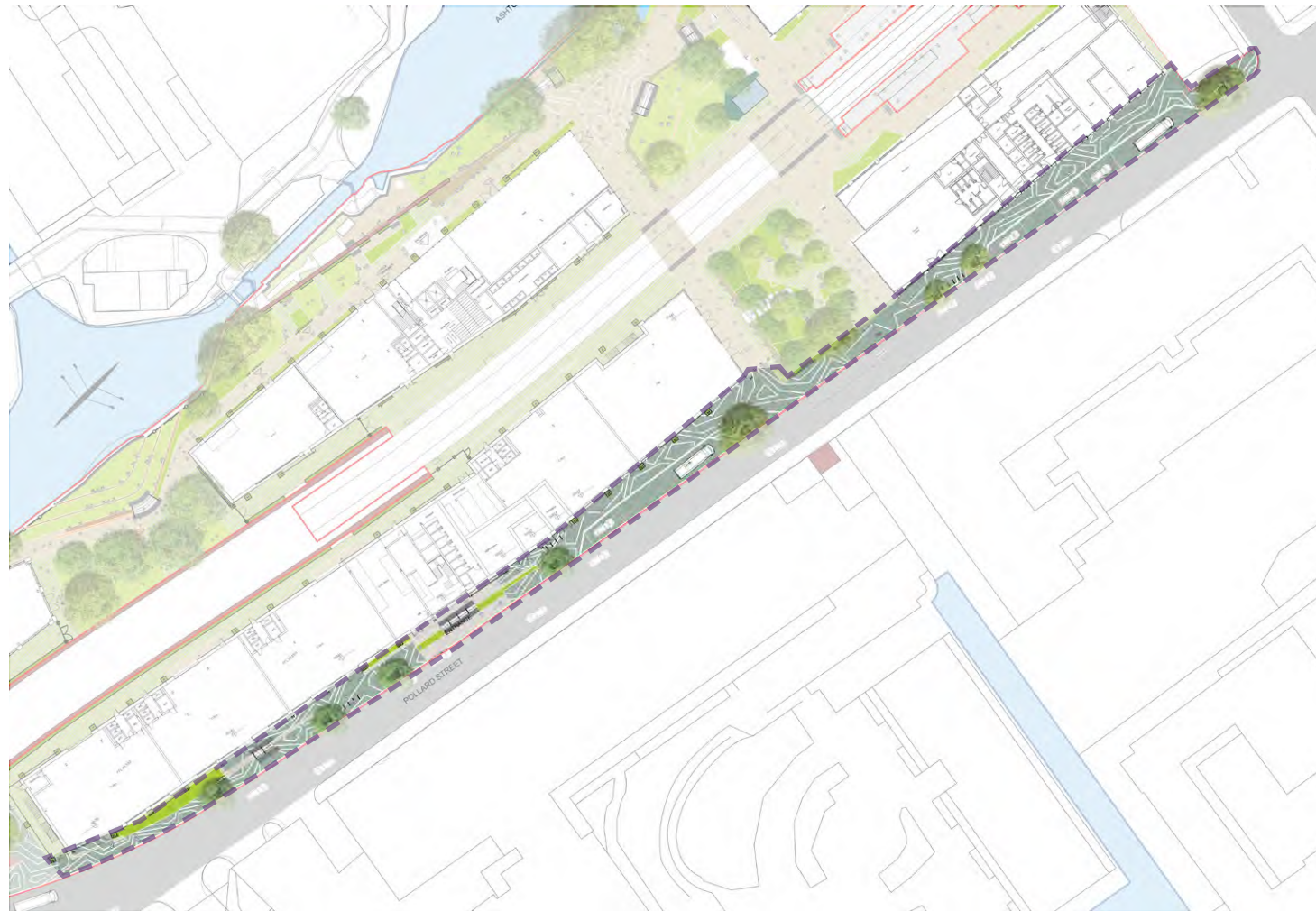


Location Plan



11 Proposed changes to Landscape and Public Realm

11.8 Pollard Street



Consented Design - May 2022



Proposed Design - October 2023



1. Materiality

As with the Great Ancoats Street approach, the black tarmac / graphic markings have been replaced with buff tarmac in line with the rest of the scheme. Whilst the main building entrances are highlighted with higher quality sett paving.

2. Trees

Through design development, it has become apparent that there are a significant number of services running below ground in the footway along Pollard Street and so planting trees in the ground here will not be possible. It is important to maintain trees along Pollard Street as they contribute to its character so we are proposing trees in bespoke planters. This has the benefit of protection from vehicles with the lay-bys on Pollard Street.

3. Reduction of retaining edges

Through review of the levels and building entrance positions, we have reduced the extent of retaining walls and accommodated level changes using soft landscaping. This provides a more pleasant experience walking along Pollard Street.



City Labs, Manchester



Goose Green, Altrincham

11 Proposed changes to Landscape and Public Realm

11.9 Canalside Walk East



Consented Design - May 2022



1. Materiality

In line with the intent for a more mature campus, the graphical markings have been omitted from the tarmac.

2. Landscape General Arrangement

The landscape has been revised to accommodate updates to the building footprint. The shapes and forms have also been updated to be cleaner and more crisp to compliment the buildings.

3. Additional greening to building edge

With the omission of the central route through Building D, the extent of planting to the back of the building has been increased, providing a greener frontage on this side.



Proposed Design - October 2023



Werkspoorkathedraal, Utrecht



Television Centre, London

11 **Proposed changes to Landscape and Public Realm**
11.9 Canalside Walk East



Location Plan



11 Proposed changes to Landscape and Public Realm

11.10 Materiality - hard landscaping

The main material proposed for the scheme remains buff permeable tarmac, however the applied graphic markings have been omitted to provide a more mature feel to the development.

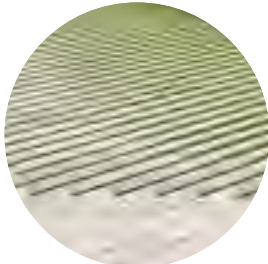
Higher quality paving, in the form of small module block paving, is now introduced in areas where we anticipate people will congregate the most i.e. building entrances, outdoor seating spaces and threshold spaces. A small module size will compliment the building facades whilst offering a more domestic and human scale.

The areas of hardstanding to the back of the buildings and adjacent to the tram tracks, have been changed from green gap paving to permeable tarmac. The ambition is for this area to remain as green gap paving but this will be subject to further discussions with TfGM as some of this space is under their ownership.

Self Binding Gravel has been introduced to the southern route in the Central Green and at the lower section of Foundry wall, as these spaces are more organic, informal and less busy.



Buff Permeable Tarmac



Precast Concrete Green Gap Paving



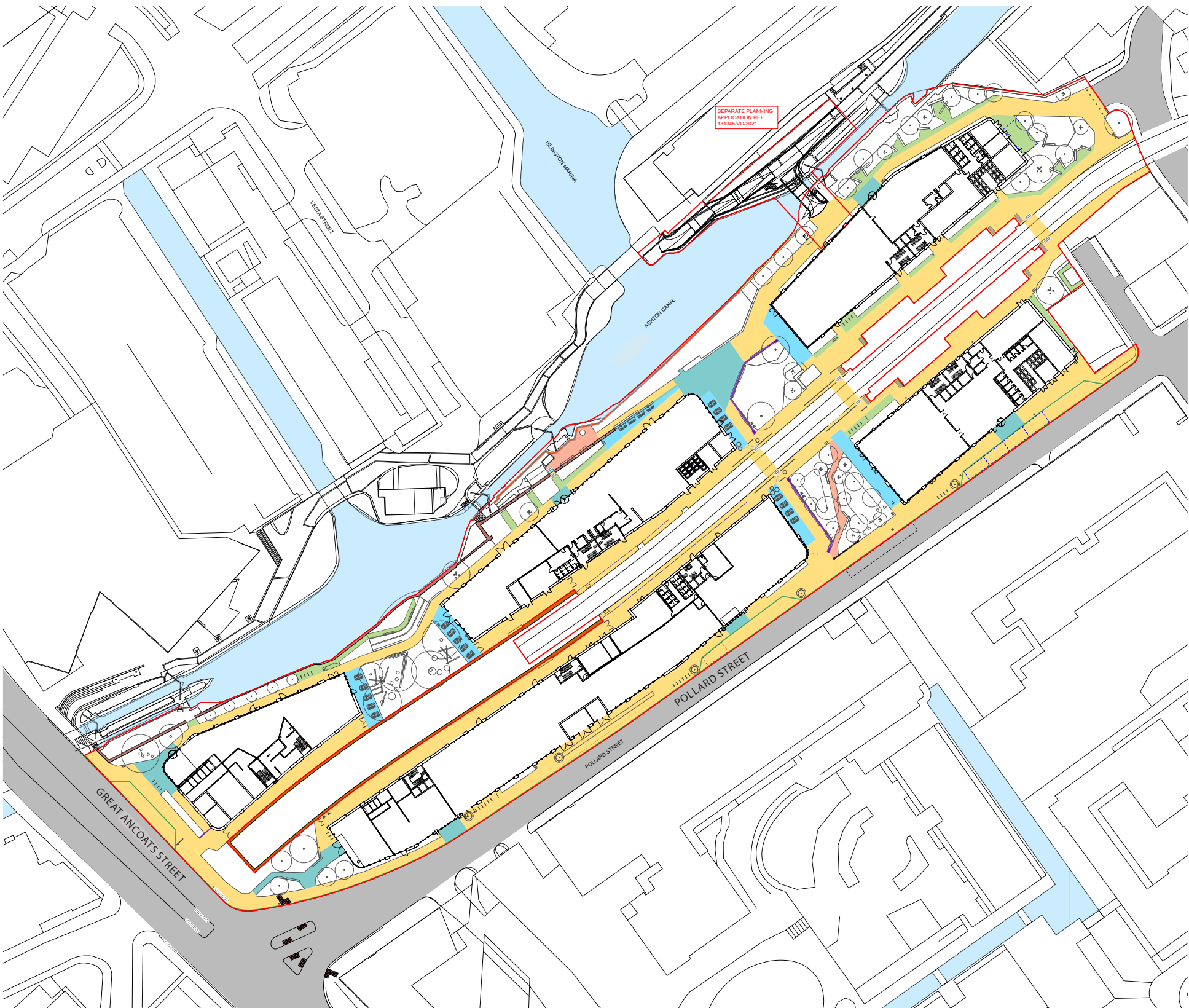
Sett Paving



Precast Concrete Gravel Gap Paving



Grey Self Bound Gravel



11

Proposed changes to Landscape and Public Realm

11.11

Materiality - furniture

The furniture palette remains largely unchanged, with the exception of the remaining retaining walls and the long seating edge in the central space.

The long seating wall was consented to have corrugated steel sides and timber tops, referencing the external steelwork of the architecture. For the proposed design, this is updated to a natural stone plinth, with occasional units of reclaimed stone, which reference the coping stones along the canal edge. The remaining retaining walls follow suit, with the application of this finish for consistency.

Through design development, the timber seats are proposed as stacked timber planks. The modular nature of this solution enables the planks to be configured in different formations appropriate to each location, with possibilities for lower seats for children, higher seats for the elderly and multiple tiered seats (please see indicative image opposite). On the long seating wall, they will be stacked over the seating plinth to give softer touches.



Stacked timber seating



Canal Coping Stones adjacent to the site

11

Proposed changes to Landscape and Public Realm

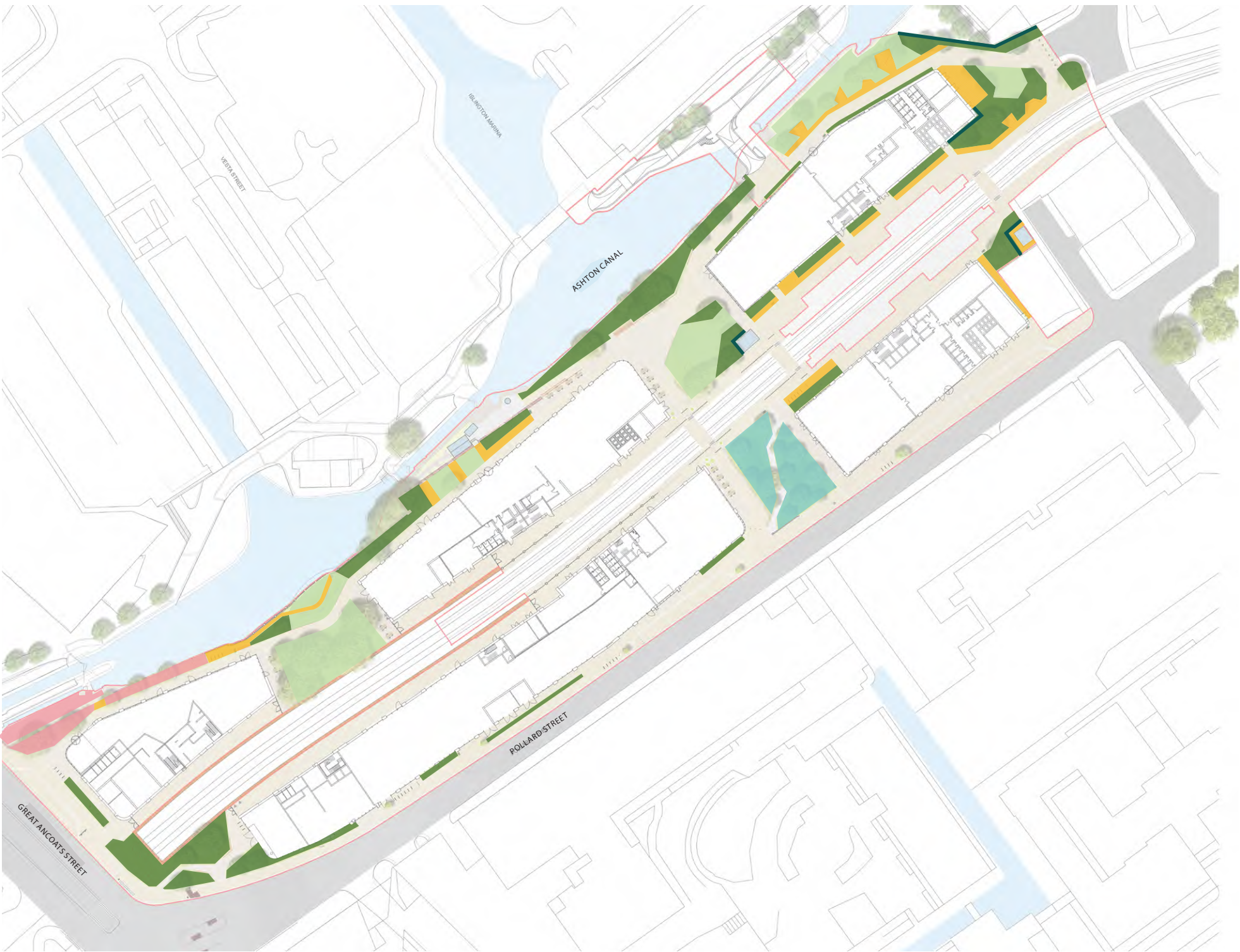
11.12

Materiality - planting

The key vision for the public realm remains the same - to provide as much and as high quality green space as possible. The planting design and layout across the site remains broadly the same and comprises a number of high level planting character types which will be developed further through detailed design. The plan opposite indicates how these character types are distributed across the site.

Following further design development, it has become clear that we are unable to plant trees in the ground along Pollard Street. Instead, these trees are proposed in large planters and will be equipped with water reservoirs for periods of warm weather.

The page opposite provides a direct comparison of the quantities of open space between the consented and proposed designs. Overall, there has been an increase in green space and the number of trees has been maintained.



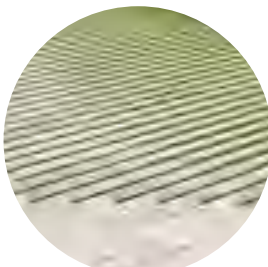
Herbaceous Planting



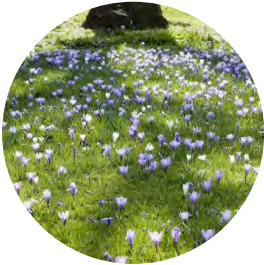
Wildflower Meadow Mix



Rain Garden Planting



Green Gap Paving



Lawn / Spring Bulb Planting



Informal Hedging



11

Proposed changes to Landscape and Public Realm

11.13

Green space audit

Consented Scheme					Proposed Scheme				
Item	Area (sq m)	Area (Acres)	% of Site Area	% of Open Space	Item	Area (sq m)	Area (Acres)	% of Site Area	% of Open Space
Total Site Area (Planning Boundary)	20 095	4.97	100	-	Total Site Area (Planning Boundary)	20 095	4.97	100	-
Total Open Space	11 239	2.78	55	100	Total Open Space	10 346	2.56	51	100
Existing Green Space Retained	308	0.08	2	3	Existing Green Space Retained	312	0.08	2	3
Existing Hard Landscape Retained	213	0.05	1	2	Existing Hard Landscape Retained	190	0.05	1	2
Proposed Green Space	3 041	0.75	15	28	Proposed Green Space	3 078	0.76	15	30
Proposed Hard Landscape	5 586	1.38	28	51	Proposed Hard Landscape	6 315	1.56	31	61
Proposed Green Gap Paving	1 902	0.47	9	17	Proposed Green Gap Paving	448	0.11	2	4

Trees	Total 72
Existing Retained	10
Existing Relocated	7
Proposed	55

Trees	Total 72
Existing Retained	10
Existing Relocated	7
Proposed	55

12. Accommodation Schedule & Drawing List

12.1	Comparative Accommodation Schedule
12.2	Comparative Drawing List (1 of 4)
12.3	Comparative Drawing List (2 of 4)
12.4	Comparative Drawing List (3 of 4)
12.5	Comparative Drawing List (4 of 4)

12

Accommodation Schedule

12.1

Comparative Accommodation Schedule

Reference		GEA		GIA		NIA Workspace		NIA Amenity		NIA Food & Beverage		External Amenity	
		m²	sq ft	m²	sq ft	m²	sq ft	m²	sq ft	m²	sq ft	m²	sq ft
Building A	Consented	7,769	82,831	6,943	74,701	5,190	55,874	-	-	253	2,723	0	0
	Proposed	8,418	90,611	7,640	82,237	5,604	60,321	296	3,186	241	2,594	157	1,690
Building B	Consented	6,742	72,550	6,131	65,992	4,016	43,247	-	-	802	8,635	200	2,192
	Proposed	7,955	85,627	7,254	78,082	5,366	57,760	202	2,174	538	5,791	29	312
Building C	Consented	11,309	121,742	10,348	111,394	7,244	17,825	-	-	1,657	17,825	1,408	15,156
	Proposed	13,865	149,241	12,811	137,898	10,503	113,054	358	3,854	349	3,757	0	0
Building D	Consented	11,129	119,777	10,130	109,016	7,353	79,146	-	-	386	4,155	352	3,788
	Proposed	11,696	125,895	10,245	110,277	7,665	82,506	285	3,068	574	6,179	522	5,619
Building E	Consented	9,808	105,589	8,873	95,520	6,197	66,709	-	-	268	2,880	600	6,482
	Proposed	10,417	112,128	9,126	98,232	6,667	71,768	250	2,691	454	4,887	476	5,124
Total	Consented	46,757	502,489	42,425	456,623	30,000	262,801	-	-	3,366	36,218	2,560	27,618
	Proposed	52,351	563,502	47,076	506,726	35,805	385,409	1,391	14,973	2,156	23,208	1,184	12,745

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Drawing List

12.2

Comparative Drawing List (1 of 4)

Document number		Document title		Revision		Size		Scale	
Site information									
Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme
PLS-HBA-SW-ZZ-DR-A-08-0001	PLS-HBA-SW-ZZ-DR-A-08-0001	Proposed Location Plan	Location Plan	P2	P3	A1	A1	1:1250	1:1250
PLS-HBA-SW-ZZ-DR-A-08-0002	PLS-HBA-SW-ZZ-DR-A-08-0002	Existing Site Plan	Existing Site Plan	P1	P2	A1	A1	1:500	1:1250
PLS-HBA-SW-ZZ-DR-A-08-0003	PLS-HBA-SW-ZZ-DR-A-08-0003	Proposed Site Plan	Proposed Site Plan	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-ZZ-DR-A-08-0004	Not applicable, no substitute drawing submitted	Site Constraints Plan	Not applicable, no substitute drawing submitted	P1	-	A1	-	1:500	-
PLS-HBA-SW-00-DR-A-08-0010	PLS-HBA-SW-ZZ-DR-A-08-0010	Proposed Site plan - Ground Floor	Proposed Site plan - Ground Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-01-DR-A-08-0011	PLS-HBA-SW-01-DR-A-08-0011	Proposed Site plan - First Floor	Proposed Site plan - First Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-02-DR-A-08-0012	PLS-HBA-SW-02-DR-A-08-0012	Proposed Site plan - Second Floor	Proposed Site plan - Second Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-03-DR-A-08-0013	PLS-HBA-SW-02-DR-A-08-0013	Proposed Site plan - Third Floor	Proposed Site plan - Third Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-04-DR-A-08-0014	PLS-HBA-SW-02-DR-A-08-0014	Proposed Site plan - Fourth Floor	Proposed Site plan - Fourth Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-05-DR-A-08-0015	PLS-HBA-SW-02-DR-A-08-0015	Proposed Site plan - Fifth Floor	Proposed Site plan - Fifth Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-06-DR-A-08-0016	PLS-HBA-SW-02-DR-A-08-0016	Proposed Site plan - Sixth Floor	Proposed Site plan - Sixth Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-07-DR-A-08-0017	PLS-HBA-SW-02-DR-A-08-0017	Proposed Site plan - Seventh Floor	Proposed Site plan - Seventh Floor	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-MR-DR-A-08-0018	PLS-HBA-SW-02-DR-A-08-0018	Proposed Site plan - Main Roof Level	Proposed Site plan - Main Roof Level	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-RE-DR-A-08-0019	PLS-HBA-SW-RE-DR-A-08-0005	Proposed Roof Enclosure	Proposed Roof Enclosure	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-ZZ-DR-A-08-0250	PLS-HBA-SW-ZZ-DR-A-08-0250	Proposed Site Elevations 01	Proposed Site Elevations 01	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-ZZ-DR-A-08-0251	PLS-HBA-SW-ZZ-DR-A-08-0251	Proposed Site Elevations 02	Proposed Site Elevations 02	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-ZZ-DR-A-08-0252	PLS-HBA-SW-ZZ-DR-A-08-0252	Proposed Site Elevations 03	Proposed Site Elevations 03	P2	P3	A1	A1	1:500	1:500
PLS-HBA-SW-ZZ-DR-A-08-0350	PLS-HBA-SW-ZZ-DR-A-08-0350	Proposed Site Sections 01	Proposed Site Sections 01	P2	P3	A0	A0	1:200	1:200
PLS-HBA-SW-ZZ-DR-A-08-0351	PLS-HBA-SW-ZZ-DR-A-08-0351	Proposed Site Sections 02	Proposed Site Sections 02	P2	P3	A0	A0	1:200	1:200

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Drawing List

12.3

Comparative Drawing List (2 of 4)

Document number	Document title	Revision	Size	Scale
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General Arrangement									
Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme
PLS-HBA-A-00-DR-A-08-0100	PLS-HBA-A-00-DR-A-08-0100	Building A - GA Plan - Ground Floor	Building A - GA Plan - Ground Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-01-DR-A-08-0101	PLS-HBA-A-01-DR-A-08-0101	Building A - GA Plan - First Floor	Building A - GA Plan - 1st Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-02-DR-A-08-0102	PLS-HBA-A-02-DR-A-08-0102	Building A - GA Plan - Second Floor	Building A - GA Plan - 2nd Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-03-DR-A-08-0103	PLS-HBA-A-03-DR-A-08-0103	Building A - GA Plan - Third Floor	Building A - GA Plan - 3rd Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-04-DR-A-08-0104	PLS-HBA-A-04-DR-A-08-0104	Building A - GA Plan - Fourth Floor	Building A - GA Plan - 4th Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-05-DR-A-08-0105	PLS-HBA-A-05-DR-A-08-0105	Building A - GA Plan - Fifth Floor	Building A - GA Plan - 5th Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-06-DR-A-08-0106	PLS-HBA-A-06-DR-A-08-0106	Building A - GA Plan - Sixth Floor	Building A - GA Plan - 6th Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-07-DR-A-08-0107	PLS-HBA-A-07-DR-A-08-0107	Building A - GA Plan - Seventh Floor	Building A - GA Plan - 7th Floor	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-MR-DR-A-08-0108	PLS-HBA-A-MR-DR-A-08-0108	Building A - GA Plan - Main Roof	Building A - GA Plan - Main Roof	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-RE-DR-A-08-0109	PLS-HBA-A-RE-DR-A-08-0109	Building A - GA Plan - Roof Enclosure	Building A - GA Plan - Roof Enclosure	P2	P3	A1	A1	1:100	1:100
PLS-HBA-B-00-DR-A-08-0110	PLS-HBA-B-00-DR-A-08-0110	Building B - GA Plan - Ground Floor	Building B - GA Plan - Ground Floor	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-01-DR-A-08-0111	PLS-HBA-B-01-DR-A-08-0111	Building B - GA Plan - First Floor	Building B - GA Plan - 1st Floor	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-02-DR-A-08-0112	PLS-HBA-B-02-DR-A-08-0112	Building B - GA Plan - Second Floor	Building B - GA Plan - 2nd Floor	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-03-DR-A-08-0113	PLS-HBA-B-03-DR-A-08-0113	Building B - GA Plan - Third Floor	Building B - GA Plan - 3rd Floor	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-04-DR-A-08-0114	PLS-HBA-B-04-DR-A-08-0114	Building B - GA Plan - Fourth Floor	Building B - GA Plan - 4th Floor	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-MR-DR-A-08-0115	PLS-HBA-B-MR-DR-A-08-0115	Building B - GA Plan - Main Roof	Building B - GA Plan - Main Roof	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-RE-DR-A-08-0116	PLS-HBA-B-RE-DR-A-08-0116	Building B - GA Plan - Roof Enclosure	Building B - GA Plan - Roof Enclosure	P2	P3	A0	A0	1:100	1:100
PLS-HBA-C-00-DR-A-08-0120	PLS-HBA-C-00-DR-A-08-0120	Building C - GA Plan - Ground Floor	Building C - GA Plan - Ground Floor	P2	P3	A0	A1	1:200	1:200
PLS-HBA-C-01-DR-A-08-0121	PLS-HBA-C-01-DR-A-08-0121	Building C - GA Plan - First Floor	Building C - GA Plan - 1st Floor	P2	P3	A0	A1	1:200	1:200
PLS-HBA-C-02-DR-A-08-0122	PLS-HBA-C-02-DR-A-08-0122	Building C - GA Plan - Second Floor	Building C - GA Plan - 2nd Floor	P2	P3	A0	A1	1:200	1:200
PLS-HBA-C-03-DR-A-08-0123	PLS-HBA-C-03-DR-A-08-0123	Building C - GA Plan - Third Floor	Building C - GA Plan - 3rd Floor	P2	P3	A0	A1	1:200	1:200
PLS-HBA-C-04-DR-A-08-0124	PLS-HBA-C-04-DR-A-08-0124	Building C - GA Plan - Fourth Floor	Building C - GA Plan - 4th Floor	P2	P3	A0	A1	1:200	1:200
PLS-HBA-C-MR-DR-A-08-0125	PLS-HBA-C-RE-DR-A-08-0125	Building C - GA Plan - Main Roof	Building C - GA Plan - Main Roof	P2	P3	A0	A1	1:200	1:200
PLS-HBA-C-RE-DR-A-08-0126	PLS-HBA-C-MR-DR-A-08-0126	Building C - GA Plan - Roof Enclosure	Building C - GA Plan - Roof Enclosure	P2	P3	A0	A1	1:200	1:200
PLS-HBA-D-00-DR-A-08-0130	PLS-HBA-D-00-DR-A-08-0130	Building D - GA Plan - Ground Floor	Building D - GA Plan - Ground Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-01-DR-A-08-0131	PLS-HBA-D-01-DR-A-08-0131	Building D - GA Plan - First Floor	Building D - GA Plan - 1st Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-02-DR-A-08-0132	PLS-HBA-D-02-DR-A-08-0132	Building D - GA Plan - Second Floor	Building D - GA Plan - 2nd Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-03-DR-A-08-0133	PLS-HBA-D-03-DR-A-08-0133	Building D - GA Plan - Third Floor	Building D - GA Plan - 3rd Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-04-DR-A-08-0134	PLS-HBA-D-04-DR-A-08-0134	Building D - GA Plan - Fourth Floor	Building D - GA Plan - 4th Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-05-DR-A-08-0135	PLS-HBA-D-05-DR-A-08-0135	Building D - GA Plan - Fifth Floor	Building D - GA Plan - 5th Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-06-DR-A-08-0136	PLS-HBA-D-06-DR-A-08-0136	Building D - GA Plan - Sixth Floor	Building D - GA Plan - 6th Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-07-DR-A-08-0137	PLS-HBA-D-07-DR-A-08-0137	Building D - GA Plan - Seventh Floor	Building D - GA Plan - 7th Floor	P1	P2	A1	A1	1:100	1:100

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Drawing List

12.4

Comparative Drawing List (3 of 4)

Document number		Document title		Revision		Size		Scale	
PLS-HBA-D-MR-DR-A-08-0138	PLS-HBA-D-MR-DR-A-08-0138	Building D - GA Plan - Main Roof	Building D - GA Plan - Main Roof	P1	P2	A1	A1	1:100	1:100
PLS-HBA-D-RE-DR-A-08-0139	PLS-HBA-D-RE-DR-A-08-0139	Building D - GA Plan - Roof Enclosure	Building D - GA Plan - Roof Enclosure	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-00-DR-A-08-0140	PLS-HBA-E-00-DR-A-08-0140	Building E - GA Plan - Ground Floor	Building E - GA Plan - Ground Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-01-DR-A-08-0141	PLS-HBA-E-01-DR-A-08-0141	Building E - GA Plan - First Floor	Building E - GA Plan - 1st Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-02-DR-A-08-0142	PLS-HBA-E-02-DR-A-08-0142	Building E - GA Plan - Second Floor	Building E - GA Plan - 2nd Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-03-DR-A-08-0143	PLS-HBA-E-03-DR-A-08-0143	Building E - GA Plan - Third Floor	Building E - GA Plan - 3rd Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-04-DR-A-08-0144	PLS-HBA-E-04-DR-A-08-0144	Building E - GA Plan - Fourth Floor	Building E - GA Plan - 4th Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-05-DR-A-08-0145	PLS-HBA-E-05-DR-A-08-0145	Building E - GA Plan - Fifth Floor	Building E - GA Plan - 5th Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-06-DR-A-08-0146	PLS-HBA-E-06-DR-A-08-0146	Building E - GA Plan - Sixth Floor	Building E - GA Plan - 6th Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-07-DR-A-08-0147	PLS-HBA-E-07-DR-A-08-0147	Building E - GA Plan - Seventh Floor	Building E - GA Plan - 7th Floor	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-MR-DR-A-08-0148	PLS-HBA-E-MR-DR-A-08-0148	Building E - GA Plan - Main Roof	Building E - GA Plan - Main Roof	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-RE-DR-A-08-0149	PLS-HBA-E-RE-DR-A-08-0149	Building E - GA Plan - Roof Enclosure	Building E - GA Plan - Roof Enclosure	P1	P2	A1	A1	1:100	1:100
PLS-HBA-A-ZZ-DR-A-08-0200	PLS-HBA-A-ZZ-DR-A-08-0200	Building A - GA North Elevation	Building A - GA North Elevation	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-ZZ-DR-A-08-0201	PLS-HBA-A-ZZ-DR-A-08-0201	Building A - GA South Elevation	Building A - GA South Elevation	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-ZZ-DR-A-08-0202	PLS-HBA-A-ZZ-DR-A-08-0202	Building A - GA East Elevation	Building A - GA East Elevation	P2	P3	A1	A1	1:100	1:100
PLS-HBA-A-ZZ-DR-A-08-0203	PLS-HBA-A-ZZ-DR-A-08-0203	Building A - GA West Elevation	Building A - GA West Elevation	P2	P3	A1	A1	1:100	1:100
PLS-HBA-B-ZZ-DR-A-08-0210	PLS-HBA-B-ZZ-DR-A-08-0210	Building B - GA North Elevation	Building B - GA North Elevation	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-ZZ-DR-A-08-0211	PLS-HBA-B-ZZ-DR-A-08-0211	Building B - GA South Elevation	Building B - GA South Elevation	P2	P3	A0	A0	1:100	1:100
PLS-HBA-B-ZZ-DR-A-08-0212	PLS-HBA-B-ZZ-DR-A-08-0212	Building B - GA East & West Elevation	Building B - GA East & West Elevations	P2	P3	A0	A0	1:100	1:100
PLS-HBA-C-ZZ-DR-A-08-0220	PLS-HBA-C-ZZ-DR-A-08-0220	Building C - GA North Elevation	Building C - GA North Elevation	P2	P3	A0	A0	1:200	1:200
PLS-HBA-C-ZZ-DR-A-08-0221	PLS-HBA-C-ZZ-DR-A-08-0221	Building C - GA South Elevation	Building C - GA South Elevation	P2	P3	A0	A0	1:200	1:200
PLS-HBA-C-ZZ-DR-A-08-0222	PLS-HBA-C-ZZ-DR-A-08-0222	Building C - GA East & West Elevation	Building C - GA East & West Elevations	P2	P3	A0	A0	1:200	1:200
PLS-HBA-D-ZZ-DR-A-08-0230	PLS-HBA-D-ZZ-DR-A-08-0230	Building D - GA North Elevation	Building D - GA North Elevation	P1	P2	A0	A1	1:100	1:100
PLS-HBA-D-ZZ-DR-A-08-0231	PLS-HBA-D-ZZ-DR-A-08-0231	Building D - GA South Elevation	Building D - GA South Elevation	P1	P2	A0	A1	1:100	1:100
PLS-HBA-D-ZZ-DR-A-08-0232	PLS-HBA-D-ZZ-DR-A-08-0232	Building D - GA East & West Elevation	Building D - GA East & West Elevations	P1	P2	A0	A1	1:100	1:100
PLS-HBA-E-ZZ-DR-A-08-0240	PLS-HBA-E-ZZ-DR-A-08-0240	Building E - GA North Elevation	Building E - GA North Elevation	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-ZZ-DR-A-08-0241	PLS-HBA-E-ZZ-DR-A-08-0241	Building E - GA South Elevation	Building E - GA South Elevation	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-ZZ-DR-A-08-0242	PLS-HBA-E-ZZ-DR-A-08-0242	Building E - GA East Elevation	Building E - GA East Elevation	P1	P2	A1	A1	1:100	1:100
PLS-HBA-E-ZZ-DR-A-08-0243	PLS-HBA-E-ZZ-DR-A-08-0243	Building E - GA West Elevation	Building E - GA West Elevation	P1	P2	A1	A1	1:100	1:100
PLS-HBA-A-ZZ-DR-A-08-0400	PLS-HBA-A-ZZ-DR-A-08-0400	Proposed Building A - Bay Elevation	Proposed Building A - Bay Elevation	P2	P3	A1	A1	1:50	1:50
PLS-HBA-B-ZZ-DR-A-08-0410	PLS-HBA-B-ZZ-DR-A-08-0410	Proposed Building B - Bay Elevation	Proposed Building B - Bay Elevation	P2	P3	A1	A1	1:50	1:50
PLS-HBA-C-ZZ-DR-A-08-0420	PLS-HBA-C-ZZ-DR-A-08-0420	Proposed Building C - Bay Elevation 01	Proposed Building C - Bay Elevation	P2	P3	A1	A1	1:50	1:50
PLS-HBA-C-ZZ-DR-A-08-0421	Not applicable, no substitute drawing submitted	Proposed Building C - Bay Elevation 02	Not applicable, no substitute drawing submitted	P2	-	A1	-	1:50	-
PLS-HBA-D-ZZ-DR-A-08-0430	PLS-HBA-D-ZZ-DR-A-08-0430	Proposed Building D - Bay Elevation	Proposed Building D - Bay Elevation	P1	P2	A1	A1	1:50	1:50
PLS-HBA-E-ZZ-DR-A-08-0440	PLS-HBA-E-ZZ-DR-A-08-0440	Proposed Building E - Bay Elevation	Proposed Building E - Bay Elevation	P1	P2	A1	A1	1:50	1:50

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Drawing List

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Comparative Drawing List (4 of 4)

Document number		Document title		Revision		Size		Scale	
PLS-HBA-A-ZZ-DR-A-08-0300	PLS-HBA-A-ZZ-DR-A-08-0300	Proposed Building A - GA Sections	Proposed Building A - GA Sections	P2	P3	A1	A1	1:200	1:200
PLS-HBA-B-ZZ-DR-A-08-0301	PLS-HBA-B-ZZ-DR-A-08-0301	Proposed Building B - GA Sections	Proposed Building B - GA Sections	P2	P3	A1	A1	1:200	1:200
PLS-HBA-C-ZZ-DR-A-08-0302	PLS-HBA-C-ZZ-DR-A-08-0302	Proposed Building C - GA Sections	Proposed Building C - GA Sections	P2	P3	A1	A1	1:200	1:200
PLS-HBA-D-ZZ-DR-A-08-0303	PLS-HBA-D-ZZ-DR-A-08-0303	Proposed Building D - GA Sections	Proposed Building D - GA Sections	P1	P2	A1	A1	1:200	1:200
PLS-HBA-E-ZZ-DR-A-08-0304	PLS-HBA-E-ZZ-DR-A-08-0304	Proposed Building E - GA Sections	Proposed Building E - GA Sections	P1	P2	A1	A1	1:200	1:200
PLS-HBA-A-ZZ-DR-A-08-0610	PLS-HBA-A-ZZ-DR-A-08-0610	Building A - Signage Strategy	Building A - Signage Strategy	P2	P3	A1	A1	1:200	1:200
PLS-HBA-A-ZZ-DR-A-08-0611	PLS-HBA-A-ZZ-DR-A-08-0611	Building B - Signage Strategy	Building B - Signage Strategy	P2	P3	A1	A1	1:200	1:200
PLS-HBA-A-ZZ-DR-A-08-0612	PLS-HBA-A-ZZ-DR-A-08-0612	Building C - Signage Strategy	Building C - Signage Strategy	P2	P3	A1	A1	1:200	1:200
PLS-HBA-A-ZZ-DR-A-08-0613	PLS-HBA-A-ZZ-DR-A-08-0613	Building D - Signage Strategy	Building D - Signage Strategy	P1	P2	A1	A1	1:200	1:200
PLS-HBA-A-ZZ-DR-A-08-0614	PLS-HBA-A-ZZ-DR-A-08-0614	Building E - Signage Strategy	Building E - Signage Strategy	P1	P2	A1	A1	1:200	1:200
	PLS-HBA-ZZ-ZZ-DR-A-08-0800		Proposed Typical Window Details		P1		A1		1:10

Landscape Drawings									
Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme	Consented scheme	Proposed scheme
PLS-PLA-ZZ-00-DR-L-0001	ELPK-PLA-ZZ-00-DR-L-0001	Landscape General Arrangement	Landscape General Arrangement	P10	P17	A1	A1	1:500	1:500
PLS-PLA-ZZ-00-DR-L-1000	ELPK-PLA-ZZ-00-DR-L-1000	Hardworks	Hardworks	P05	P05	A1	A1	1:500	1:500
PLS-PLA-ZZ-00-DR-L-2000	ELPK-PLA-ZZ-00-DR-L-2000	Softworks	Softworks	P07	P09	A1	A1	1:500	1:500
PLS-PLA-ZZ-00-DR-L-2001	ELPK-PLA-ZZ-00-DR-L-0006	Tree Retention and Removal	Tree Retention and Removal	P05	P05	A1	A1	1:500	1:500
PLS-PLA-ZZ-00-DR-L-4000	ELPK-PLA-ZZ-00-DR-L-0007	Existing Features Removal, Retention and Relocation Plan	Existing Features Removal, Retention and Relocation Plan	P05	P05	A1	A1	1:500	1:500
-	ELPK-PLA-ZZ-00-DR-L-4000	-	Street Furniture	-	P15	-	A1	-	1:500

