

Upper Brook Street Masterplan Williams / Alliance UBS Limited Planning Statement Addendum

Planning Statement Addendum

Upper Brook Street Masterplan

Williams Motor Co (Holdings)/ Alliance UBS Limited

November 2023

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Appendix I – Revised Submission Schedule

Document Details

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Prepared by: NL/LF

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For and on behalf of AshtonHale Limited

1. Introduction

1.1 This Planning Statement Addendum has been prepared by AshtonHale Ltd ("AshtonHale") on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicants'), in support of an application for full planning permission (ref: 137401/FO/2023) which was registered by Manchester City Council ('MCC') on 4th August 2023, on land between Upper Brook Street, Kincardine Road, and Grosvenor Street ('the Site') (also known as the 'Upper Brook Street Masterplan (Williams Motor Co (Holdings)/ Alliance UBS Limited)').

1.2 The purpose of this Planning Statement Addendum is to outline changes to the full planning application in response to discussions with MCC officers and the public consultation, which can be summarised as follows:

- Building A1 has been reduced in height from GF + 41 storeys to GF + 29 storeys, with a change to the massing;
- Level 1 of Buildings A1/A2 has been raised and the ground storey will now incorporate a mezzanine, allowing for altered internal arrangements;
- The external colonnade at the ground floor of Buildings A1/A2 is now taller;
- The terrace at Level 1 of Buildings A1/A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
- The basement to Buildings A1/A2 has been reduced in size;
- The total quantum of PBSA beds within Buildings A1/A2 is now 763 beds (down by 117);
- The GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm;
- A roof enclosure has been introduced to Building A3;
- The gable detailing has changed in grain and colour;
- The amenity glazing detail at Level 29 of Building A1 has changed; and
- Minor changes to the detailed landscaping.

1.3 The abovementioned changes require revisions to the description of development, so that it now reads as follows:

"Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built

Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works."

- 1.4 Please note, reference to 'science and innovation uses' in the description of development will also be referred to 'life science uses' throughout the planning submission.
- 1.5 The proposed development as amended is described fully in the Design and Access Statement Addendum prepared by Hawkins Brown and SimpsonHaugh Architects and presented in the submitted updated application drawings. A Statement of Community Involvement was prepared by Avison Young to describe the engagement undertaken prior to the submission of the planning application, with an Addendum prepared by AshtonHale, which are submitted in support of this application and need to be read alongside each other.
- 1.6 This Planning Statement Addendum should be read in conjunction with the full Planning Statement (dated June 2023), which was prepared by Avison Young, and submitted with the full planning application. The Addendum does not seek to repeat material in the original Planning Statement that is still valid, but focuses on describing the changes being made, consequential updates to other documents submitted with the original full planning application, and to reflect any other material changes in circumstances since the original submission.

Submission Documents

- 1.7 The changes to the full planning application will affect some of the supporting documents and drawings originally submitted, as set out above.
- 1.8 This submission includes a number of updated documents to reflect the changes now sought. For ease of reference, the full set of submitted information for consideration and determination is outlined on the revised submission schedule at **Appendix I**, with updates made with this submission in red text.



- 1.9 For the reasons set out in this Addendum, no further updates are considered to be required to the remaining documents previously submitted to MCC as a result of the revisions now proposed as there will be no material changes to their conclusions.

Environmental Impact Assessment

- 1.10 Regulation 6 of the 2017 EIA Regulations makes provision for a developer to request a 'Screening Opinion' from the Local Planning Authority (LPA) to ascertain whether an EIA is required if a development is classed as a Schedule 2 development. This decision is based on the likelihood of significant environmental effects arising in relation to the development proposals.
- 1.11 In this instance the Applicant voluntarily submitted an Environmental Statement in support of the planning application, including the following chapters/topics:
- **Chapter 6** - Townscape, Visual Impact
 - **Chapter 7** - Built Heritage
 - **Chapter 8** - Transport
 - **Chapter 9** - Socioeconomics
 - **Chapter 10** - Daylight, Sunlight and Overshadowing
 - **Chapter 11** - Wind
 - **Chapter 12** - Climate Change
- 1.12 An Environmental Statement Addendum is included as part of this revised submission to address the design changes outlined above and in the same structure.

Structure of this Planning Statement Addendum

- 1.13 As set out above, this Planning Statement Addendum does not seek to repeat material in the original Planning Statement (dated June 2023), which is still valid, but focuses on describing the changes being made and any material changes in circumstances. As such, the remainder of this Addendum will be structured as per the original Planning Statement (set out below) but will only consider and set out where any changes are required:



- **Chapter 2** - describes the Site and surrounding area, including any known environmental constraints and the Site's planning history;
- **Chapter 3** - provides an overview of the strategic regeneration context;
- **Chapter 4** - gives a description of the Illustrative Upper Brook Street Masterplan;
- **Chapter 5** - describes the proposed development;
- **Chapter 6** - provides a summary of the community and stakeholder involvement;
- **Chapter 7** - sets out the relevant planning policy framework and any material planning considerations;
- **Chapter 8** - appraises the development proposals against the statutory Development Plan and other material considerations;
- **Chapter 9** - provides a Green and Blue Infrastructure Statement;
- **Chapter 10** - appraises the proposal against key technical and environmental matters;
- **Chapter 11** - summarises the community offer;
- **Chapter 12** - sets out the planning balance in favour of the proposal; and,
- **Chapter 13** - provides a summary and conclusion.

2. Site and Surroundings

- 2.1 There are no changes proposed to the full planning application red line boundary. The description of the site remains as per the submission Planning Statement (dated June 2023), and as shown on the Existing Site Layout below.

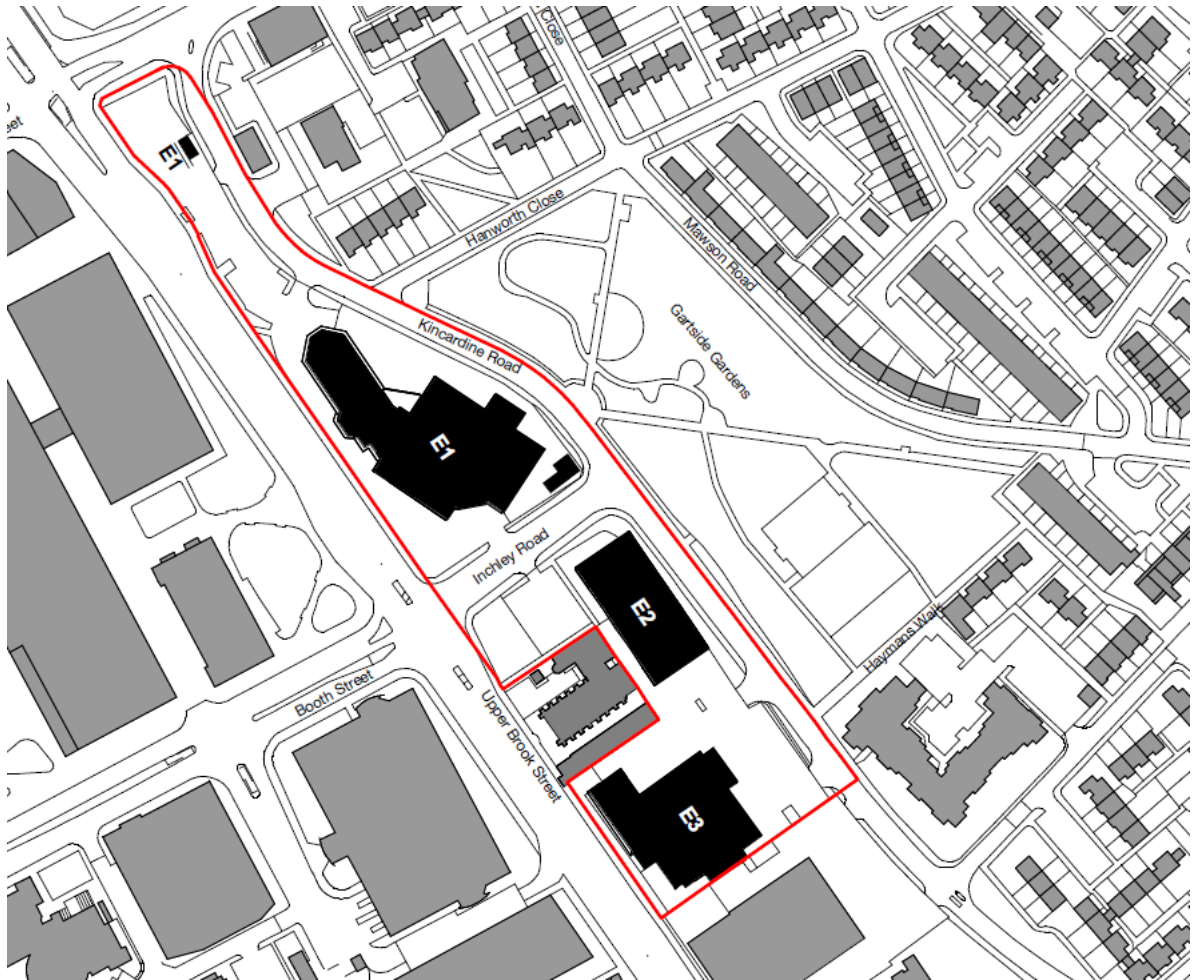


Figure 1: Existing Site Layout

3. Strategic Regeneration Context

- 3.1 There have been no material changes to the strategic and regeneration context as set out in the original Planning Statement which has influenced the development proposals at the Site.



4. Illustrative Upper Brook Street Masterplan

- 4.1 As set out in the original Supporting Planning Statement, this application forms part of a wider illustrative masterplan currently being proposed for the majority of the wider Upper Brook Street development opportunity identified in the ORC SRFG. These wider proposals are being brought forward collaboratively by several landowners, developers, and operators - including the Applicants, McLaren Property and Kadans Science Partner - who have jointly developed a comprehensive response to the SRFG principles to create a community-focused masterplan for Upper Brook Street. It is this illustrative masterplan that has been consulted on publicly in line with the desire of the SRFG to ensure a holistic and comprehensive response to the Site that would not be possible if individual sites were delivered in a piecemeal manner.
- 4.2 Whilst the illustrative masterplan has been promoted collaboratively, for clarity it remains the case that this application seeks planning consent only for the part of the site being delivered by the Applicants.
- 4.3 The illustrative masterplan seeks to transform the currently vacant sites along Upper Brook Street; re-establishing their importance in the area by re-introducing permeability, public realm, and active community-facing uses at ground floor, new large floorplate science and innovation uses, and new PBSA in order to ensure the deliverability of the overall development. This is in line with the strategic regeneration objectives outlined in Chapter 3 of this Statement.

Emerging Illustrative Masterplan

- 4.4 The illustrative Upper Brook Street Masterplan has not changed from as was set out in the original Planning Statement.
- 4.5 A separate planning application (MCC ref: 137399/FO/2023) has now been submitted for the southern part of the masterplan to be delivered by McLaren/ Kadans.

- 4.6 The table below providing a summary of the development team has been updated to reflect a change of the Planning Consultant from Avison Young to AshtonHale.

Role	Southern Section	Northern Section
Developer	McLaren Property and Kadans Science Partner	Property Alliance Group and Moda Living
Architect	Sheppard Robson	Hawkins/ Brown and SimpsonHaugh
Landscape Architect	Re-form	Re-form
Planning Consultant	AshtonHale	AshtonHale

Table 1: Development Team

- 4.7 The split of the current application Site in the context of the wider masterplan site, and contents of the Masterplan document have not changed since submission.

5. Proposed Development

5.1 This Chapter of the Statement provides a summary of the proposed development, as amended, which is subject to this planning application. A Design and Access Statement prepared by Hawkins Brown, SimpsonHaugh Architects and Re-form has been submitted in support of the application and provides a detailed description of the proposals, and is supported by the Design and Access Statement Addendum which discusses the following changes:

- Building A1 has been reduced in height from GF + 41 storeys to GF + 29 storeys, with a change to the massing;
- Level 1 of Buildings A1/A2 has been raised and the ground storey will now incorporate a mezzanine, allowing for altered internal arrangements;
- The external colonnade at the ground floor of Buildings A1/A2 is now taller;
- The terrace at Level 1 of Buildings A1/A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
- The basement to Buildings A1/A2 has been reduced in size;
- The total quantum of PBSA beds within Buildings A1/A2 is now 763 beds (down by 117);
- The GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm;
- A roof enclosure has been introduced to Building A3;
- The gable detailing has changed in grain and colour;
- The amenity glazing detail at Level 29 of Building A1 has changed; and
- Minor changes to the detailed landscaping.

5.2 The remainder of this Chapter follows the same sub-headings as Chapter 3 in the Planning Statement (June 2023) but provides updates as necessary to reflect the amendments now sought.

Description of Development

5.3 The amended description of development reads as follows:

"Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store -

Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works."

5.4 The design proposals for the Site can be broken down into the following components:

- i) Demolition of existing buildings and structures.
- ii) **Erection of Science and Innovation Buildings** - The science and innovation buildings will still comprise three separate buildings of ground floor +5/7/9 storeys in height with a combined GEA of 51,031sqm comprising a mix of office and laboratory space (Use Class E).
- iii) **Erection of PBSA Buildings** - The PBSA development will now provide 983no. beds (Use Class Sui Generis) as a primary use across the three buildings of ground floor + 12/14/29 storeys in height. The total quantum of PBSA development now stands at 41,155 sqm GEA, including 22% affordable PBSA bedrooms.
- iv) **New Community Uses-** Within the science and innovation buildings there will still be a community medical facility, and a space which could be occupied by retail/ a café. Within the PBSA buildings there will be a retail offering, and another space for a café.
- v) Delivery of a high-quality **landscaping and public realm provision** including the new public realm areas is still proposed at Hanworth Square and Gaskell Green.

Use and Amount

5.5 The proposed development consists of five separate buildings set within a new, high quality public realm. The proposed development seeks to create an active ground floor, with publicly accessible spaces to encourage integration with the surrounding community.

Science and Innovation Development

- 5.6 The science and innovation element of the proposal continue to comprise three separate buildings of ground floor + 5, 7, and 9 storeys. The buildings are referred to within the Design and Access Statement as B1, B2 and B3 (from north to south). The GIAs of buildings B1 and B3 has not changed; the GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm.

Purpose-Built Student Accommodation

- 5.7 The proposed PBSA buildings will now provide 983 student bedrooms (57% studios and 43% clusters in buildings A1 and A2, and 100% affordable clusters in building A3), student amenities, commercial/ community spaces and supporting ancillary areas. These amounts will continue to be across three separate buildings, however Building A1 will be 29 storeys instead of the previously proposed 41 storeys.
- 5.8 The proposed PBSA scheme will now include 1,424sqm GIA amenity space. The 506sqm GIA of flexible Use Class E floorspace which is anticipated to be occupied by retailers or cafes remains unchanged.

Community Spaces

- 5.9 The sizing and location of the community spaces within the application site remains unchanged from the original submission.

Scale and Layout

- 5.10 The layout of the buildings does not change as part of the proposed amendments.
- 5.11 The massing of the proposed masterplan as previously submitted responded to its identification within the ORC SRFG as a development opportunity where higher density development would be appropriate including opportunities for landmark buildings. As the part of the design development, and in response to comments raised in the first consultation, the Architects explored different massing options for the Student Accommodation to assess how to accommodate the quantum of development and student beds needed to support the wider

regeneration, and also how best to make this quantum work with the existing context.

5.12 A single point tall building was assessed as being the right approach for the site and was in line with the SRFG that encourages height step up to the north where it will have less impact on overshadowing, and where it identifies an opportunity for a prominent 'accent building' closest to the city centre. Located on the northern end of the site, it has a better relationship with the city centre to be kept at a reduced height and minimises overshadowing on Gartside Gardens. A single taller building allowed the other two PBSA buildings to be reduced height in line with the SRFG.

5.13 The heights of the PBSA buildings as originally proposed were:

- Ground floor + 12 storeys (Building A3);
- Ground floor + 14 storeys (Building A2); and,
- Ground floor + 41 storeys (Building A1), with intermediate steps at levels 16 and 28.

5.14 Comments received during the public consultation that took place once the application was submitted made clear that the proposed scale and massing approach described above was not supported by the local community. The applicant team have reviewed the comments, and in direct response, propose to reduce the height of the tallest building (A1) from ground floor + 41 storeys to ground floor + 29 storeys, representing a 12 storey reduction.

5.15 The height reduction has resulted in a different design context, and as such design team revisited the massing and removed the steps within Building A1. The revised massing provides a simple extrusion of Building A1 that is near equal in width to Building A2, to provide balance in the elevation. There is now also an increase in space between Building A1 and Building A2, by circa 3.5m (from 13.5m to 17m), as demonstrated below:

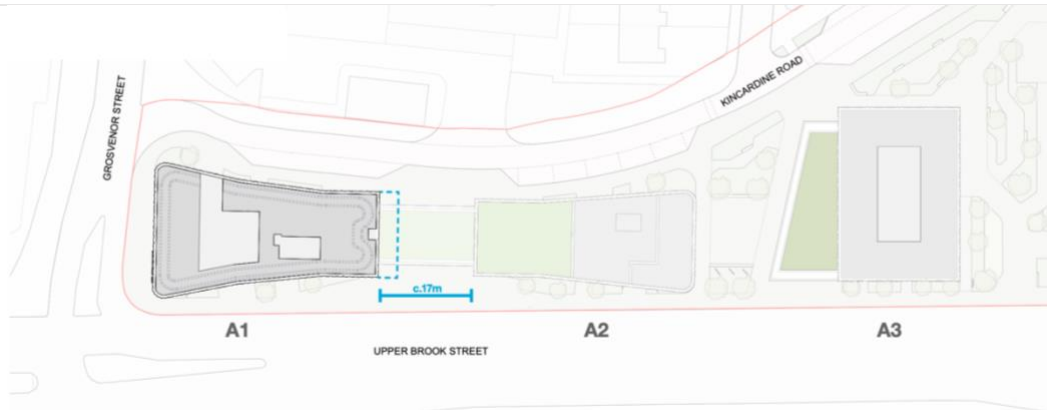


Figure 2: Revised Spacing of Blocks A1 and A2

5.16 The scale of the science and innovation buildings (B1/B2/B3) has not changed as a result of the changes.

5.17 The following image, Figure 3, shows the revised massing.



Figure 3 - Proposed Massing from Gartside Gardens

Appearance

Science and Innovation Buildings

- 5.18 The appearance of the Science and Innovation Buildings does not change as a result of the proposed changes.

Purpose Built Student Accommodation Buildings

- 5.19 The facade design of the PBSA buildings is largely unchanged as part of the revised proposals. The design elements that have been revisited are explored in detail in the Design and Access Statement Addendum, and can be summarised as follows:

- **Gables:** As a result of the simplified mass, the detailing of the gables has been reviewed to give the gables a different language and expression; enabling them to be read as 'cuts' in the form providing a different expression within the long range views and to enhance the relationship between the two mirrored facades which have the building entrances centred on them. To achieve this a green anodised aluminium is proposed to sit against the blue-grey of the rest of the facades, differentiating the cut planes from the other elevations. To enhance this, the grain of the faceting has been doubled in plan, providing a different play on light and shadow to the adjacent facades.

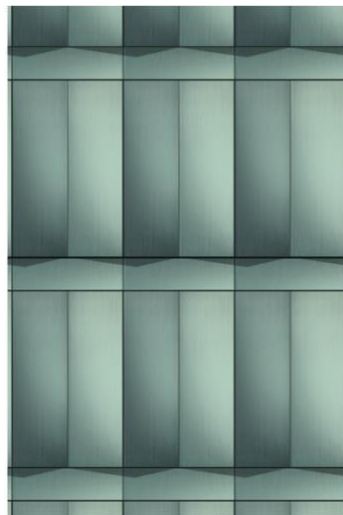


Figure 4 - Revised Gables Appearance

- **Amenity Glazing:** Following a review of the reconfigured amenity provision at the top of Building A1, picture windows have been incorporated in lieu of perforated

panels to these spaces, providing greater views of Manchester from the amenity spaces.

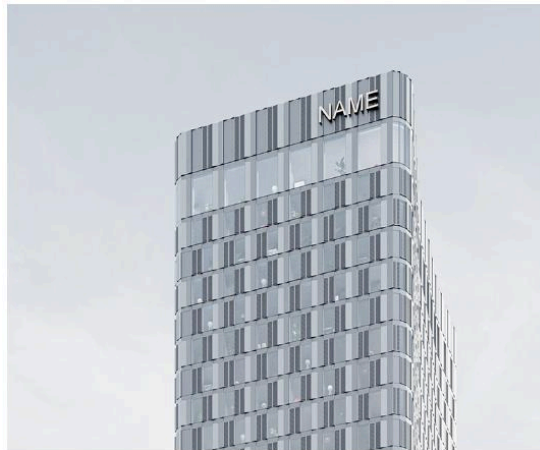


Figure 5 - Revised Amenity Glazing Appearance

- **Building A1/A2 External Colonnade:** The ground floor 'podium' was purposefully designed to act as a pedestal to the buildings from the outset, disconnecting the ground plane and the accommodation volume above whilst providing a point of difference for pedestrians moving around the buildings. The extra height enhances this approach further and provides an overall betterment to the ground plane.



Figure 6 - Revised A1/A2 External Colonnade

- **Building A3 Roof Enclosure** - an internal roof enclosure has been included, which sits to the same height as the full height perimeter parapet and is therefore not visible from the street or surrounding buildings, unless viewed from above.

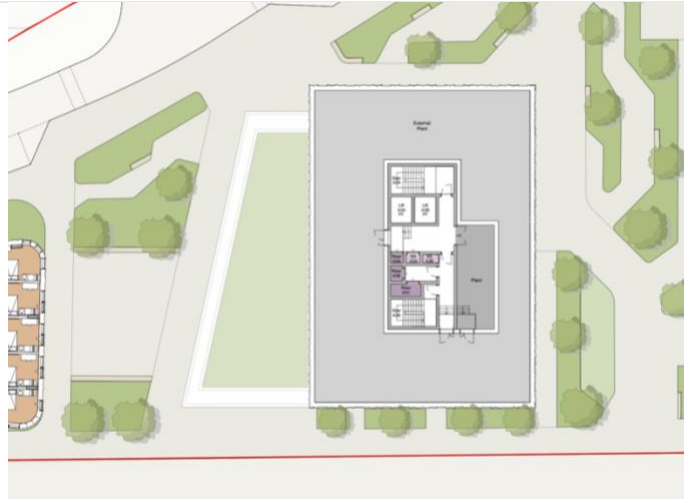


Figure 7 - Building A3 Roof Enclosure

Landscaping

- 5.20 The proposed landscaping approach and character areas across the application site do not change as a result of the proposed architectural changes.
- 5.21 It is proposed to remove the roof terrace at Level 1, allowing a consolidation of external space at Level 14 in Building A2.
- 5.22 In addition, as a result of the lower, simplified mass and reconfiguration of some of the ground floor spaces, a number of the wind baffles have been removed from the external layout as a result of a betterment in resulting wind environment. Planters have been subsequently updated to suit the developed layout.

Access and Parking

- 5.23 The proposed changes adhere to the principles of accessibility and inclusive design that have been fully incorporated in the proposed design from the outset.
- 5.24 The proposed development will remain accessible to all users, residents, visitors, staff and the wider community. Please refer to the Design and Access Statement Addendum, prepared by Hawkins Brown, SimpsonHaugh, and Re-form Landscape Architects and submitted as part of this application, which describes the access provisions (as amended) in detail.

Pedestrian Access

- 5.25 Pedestrian access remains as originally proposed.

Cycling

- 5.26 For the science and innovation buildings, cycle parking remains unchanged.
- 5.27 For the PBSA elements, the secure cycle store room is relocated from the basement of Building A1/A2 (allowing for a reduction in the size of the basement) to the small ground floor store and the new mezzanine. Double cycle storage stacking racks remain at 25% of the number of bedrooms (now 191 spaces). The provision in Building A3 remains unchanged.

Public Transport

- 5.28 The Transport Assessment Addendum still concludes that, overall, the Site is in a highly sustainable location. The Site is located within a short walk of excellent high frequency public transport connections to and from the city centre and other university buildings. The Site is adjacent to existing bus stops and located circa 600m from Oxford Road Train Station (at the closest point). The existing public transport connections and sustainability of the Site is further detailed at Chapter 2 of the original Planning Statement.

Private Car

- 5.29 The proposed changes to the development do not affect the development being car-free.

Deliveries

- 5.30 The servicing strategy for all parts of the applicate site remain unchanged.

Waste Collection

- 5.31 For the science and innovation buildings, the waste strategy remains unchanged.
- 5.32 For the PBSA elements, the management of waste is as described in the updated Site Logistics Management Strategy, prepared by Curtins and submitted as part of the application documents.

- 5.33 Stores have been sized to accommodate the revised PBSA offer, and will comprise 19no. 1,100l eurobins in Building A1, 9no. 1,100l eurobins in Building A2 and 9no. 1,100l eurobins in Building A3.

Summary

- 5.34 In summary, the proposals have been designed with due regard given to the technical assessments undertaken by the Applicants' project team. The proposed development represents a high-quality comprehensive scheme designed in line with best practice guidance and has been amended in direct response to consultation responses received, whilst retaining design integrity. The proposed development will provide high-quality science and innovation buildings and new student accommodation together with a medical facility and retail/ café space, with new landscaping and public realm, providing positive regeneration, benefits to the local area and conserving the local historical interest of the Site.

6. Summary of Community and Stakeholder Involvement

Pre-Application Engagement

- 6.1 As described in detail in the original Statement of Community Involvement and Supporting Planning Statement, a cohesive and comprehensive approach was taken to consultation with this current application being consulted on in combination with the wider Illustrative Upper Brook Street Masterplan to ensure that the community and stakeholders have an understanding of the wider visions for Upper Brook Street and to demonstrate that the two proposals are being brought forward with due consideration to the neighbouring plans.
- 6.2 Full details of the consultation undertaken pre-submission of the application were contained within the original Statement of Community Involvement. The approach to community and stakeholder involvement undertaken by the Applicants was fully aligned with the consultation requirements set out in MCC's SCI, and it is proportionate to the scale and nature of the proposed development. Furthermore, the community consultation exercise fully accords with the requirements of the NPPF and Localism Act.

Post-Submission Engagement

- 6.3 Since the submission of the planning application in July 2023 the Applicants have continued dialogue with MCC officers, key stakeholders, and local ward councillors to address comments and queries on the submitted material. The application was also subject to a statutory public consultation period that expired on 3rd September 2023.
- 6.4 Key themes running through the public comments received include the following:
- Impact on local infrastructure;
 - Change in character of the neighbourhood;
 - Increase in anti-social behaviour;

- The proposed buildings are too tall / overly dense;
- Noise impact;
- Impact of a car free development;
- Impact on Gartside Gardens;
- Desire for an affordable supermarket;
- Impact of deliveries and Deliveroo;
- Length of proposed construction;
- Overshadowing; and
- Concern over the ability to control the parking impacts.

6.5 Many of the above themes were raised during the pre-application consultation process and in response to the two public exhibitions in March and May 2023. The Applicants have already provided detailed responses to these issues within the submitted planning application and, in particular, in Section 5 of the Statement of Community Involvement (July 2023) and the individual technical reports, and are not repeated here.

6.6 The Applicants have, however, reflected on a recurring theme coming out of the post-submission public consultation which made clear that the local community still had concerns principally regarding the proposed scale and massing approach of the tallest elements of the application, as well the overall quantum of student beds proposed. Whilst a robust justification was provided in the original planning application to support the proposed building heights and quantum of student beds, the Applicants' team are now seeking to revise the planning application in direct response to the public comments, and propose to reduce the height of the tallest building (A1) from ground floor + 41 storeys as originally submitted to ground floor + 29 storeys, representing a 12 storey reduction and 117 fewer student beds.

6.7 As previously, the Applicants are committed to delivering a scheme that incorporates the views of the local community and has responded, as far as possible, to comments raised during consultation whilst ensuring that the proposed development is viable and deliverable. It is envisaged that positive dialogue will continue during the determination period for the planning application and beyond.

7. Planning Policy Context

- 7.1 The relevant adopted local planning policies as well as national planning policy and other material considerations relevant to the determination of this application have not changed since submission of the application. However, there have been updates to two material considerations as described below.

Other Material Considerations

- National Planning Policy Framework ('NPPF') (September 2023);
- Emerging Places for Everyone Joint Development Plan Document (August 2021).

National Planning Policy Framework (NPPF) (2023)

- 7.2 The NPPF was updated in September 2023, however the updates do not impact any policies relevant to the application proposals. The NPPF sets out the Government's planning policies and guidance and how this can be applied and remains a material consideration in the determination of this planning application.

Greater Manchester Combined Authority- Emerging Places for Everyone Joint Development Plan Document (2021)

- 7.3 The emerging Places for Everyone (PfE) plan is a Joint Development Plan for 9 of Greater Manchester's Planning Authorities, including Manchester City Council. The August 2021 draft document was submitted to the Secretary of State in February 2022 and at the time of submission of this application was undergoing examination. Consultation on the proposed 'Main Modifications' to the Plan is underway, due to conclude in November 2023 and leading to adoption in Spring 2024. The proposed Main Modifications do not present any different policy support or challenges not addressed in the original Supporting Planning Statement.

8. Planning Assessment

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 This Chapter of the Planning Statement assessed the planning application proposals in the context of all the relevant planning policy and guidance outlined in the previous Chapter. The following key planning considerations were addressed:
- The Principle of Regeneration;
 - The Principle of Science and Innovation Uses;
 - The Principle of PBSA Uses;
 - The Principle of Community and Other Uses;
 - Tall Building Assessment;
 - Design Quality, Heritage and Visual Impact;
 - Landscaping and Public Realm;
 - Sustainability; and,
 - Access and Highways.
- 8.3 Where changes impact the previous assessment, the relevant headings are set out below with associated commentary.

Principle of PBSA Development

- 8.4 The number of high-quality student bedrooms has reduced from 1,100 to 983, however the proposal will still offer a mix of cluster bedrooms and studios, as well as student amenities and a management suite to be delivered by an experienced PBSA developer in Moda Living.

Affordable PBSA

- 8.5 The Applicants now propose that 22% of the PBSA units will be provided at affordable rates within Building A3, which is an increase by 2% from originally proposed and will be secured through the planning permission. This is entirely consistent with the MCC's Executive Reports on PBSA.

Compliance with Policy H12

- 8.6 A full assessment of the proposed PBSA buildings included as part of the planning application was undertaken against Policy H12. The table has been updated to account for the proposed changes, however in summary It is still considered that this proposal satisfies all necessary criteria and as such the inclusion of new PBSA on the Site should be supported and satisfy the requirements of the ORC SRFG alongside the provision of the new science and innovation buildings, community facilities, and new public realm.

Table 2: Policy H12 Compliance

Criterion	Scheme's Compliance
Close proximity to university campuses and high frequency public transport route.	The changes do not affect the scheme's compliance with this criterion.
The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN 5	An updated Environmental Standards Statements (ESS) relating specifically to the PBSA buildings has been submitted. The changes do not affect the scheme's compliance with this criterion.
High density schemes should be on sites where it is compatible with existing development, and where retail facilities are within walking distance. Additionally, they should not lead to increase in on street parking.	The changes do not affect the scheme's compliance with this criterion.
Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes.	The main community benefits that have been amended by the proposed changes are as follows: The socio-economic report estimates the development to create 1,222 direct and indirect jobs across both the science and innovation and PBSA development; Construction of the development will support 4,720 person years of construction

	related employment, with GVA of £45.7m per year for 7.5 years.
Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area.	The changes do not affect the scheme's compliance with this criterion.
Consideration should be given to the design and layout of student accommodation, with the aim of ensuring no unacceptable impacts on residential amenity.	The changes do not affect the scheme's compliance with this criterion.
Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value	The changes do not affect the scheme's compliance with this criterion.
Consideration should be given to provision and management of waste disposal facilities	An updated Waste Management Strategy is set out in the Design and Access Statement Addendum.
Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education	The changes do not affect the scheme's compliance with this criterion.
Applicants/ developers must demonstrate their proposals are deliverable	The Applicants are committed to delivering both the science and innovation and PBSA buildings with this application and have carefully designed the scheme to ensure that it is deliverable. An updated Viability Statement has been prepared by Avison Young to address the proposed changes to the application and the revised viability position. The appraisal within the Viability Statement still generates a profit to ensure the scheme is deliverable in accordance with Policy H12.

Principle of PBSA Uses Conclusion

- 8.7 The proposal now includes 22% affordable student accommodation, which will bring additional much needed bedspaces to students who may not otherwise be able to afford to live in a high-quality purpose-built development.

Tall Building Assessment

- 8.8 The application submitted was supported by a separate Tall Building Statement, prepared by Avison Young, which assessed the proposal for the PBSA buildings (ground floor +12/14/41 storeys) against the principles of Historic England's Advice Note 4: Tall Buildings (2022) CABE and English Heritage Guidance on Tall Buildings Document (2007) and Policy EN2 of Manchester City Council's Core Strategy (2012). AshtonHale has provided an Addendum to this document to assess the revised proposals.
- 8.9 A summary of the salient points from the Tall Building Statement Addendum is provided below.
- 8.10 It has been demonstrated that the proposal still represents plan-led development in accordance with the principles and strategic spatial vision for the Oxford Road Corridor and the detailed site-specific guidance contained within the SFRG (2019).
- 8.11 Additionally, it has been demonstrated that the proposed development has been formulated to respond positively to the character of the existing and emerging surrounding context- both at a strategic regeneration and local level. The development will revitalise the Site and transform a currently underutilised space to create a high-quality development. The tall buildings proposed as part of this development occupy locations which are identified within the SRFG for 'landmark buildings' and these locations have been fully considered and tested.
- 8.12 Overall, the revised height of the scheme has been considered in accordance with relevant local and national planning policy and guidance and it has been

demonstrated that the proposed heights should be considered acceptable in planning terms.

Design Quality, Heritage and Visual Impact

- 8.13 Design quality and visual impacts of the scheme constitute a further important planning consideration in the determination of this application. Further details regarding the schemes amended design and visual appearance are included within the supporting Design and Access Statement Addendum prepared by Hawkins Brown, SimpsonHaugh Architects, and Re-form Landscape Architects as well as the Heritage Assessment and Townscape and Visual Impact Assessments, which have been prepared by Turley and Re-form and are contained within the submitted Environmental Statement Addendum. As stated within Chapter 5 of this Planning Statement, the appearance of the development has been carefully considered so as to respond positively to the surrounding character and amended in response to feedback received.
- 8.14 The proposal's design and layout were designed through an iterative process with the originally submitted version being considered to respond most positively to the constraints and opportunities of the Site itself, as well as the surrounding area. However, the applicant team have listened to the views of the local community, expressed during the application consultation stage, and have adapted the design in response.
- 8.15 The Environment Statement Addendum submitted contains a chapter relating to Townscape and Visual Impact. This chapter provides an assessment of the visual effects and townscape effects from 15 different viewpoints around the site. The assessment considers both the impact of this development in isolation, as well as the cumulative impact considering other pipeline applications. The Addendum addresses the proposed design changes.
- 8.16 There are changes to 4 out of the 15 viewpoints brought about by the proposed development since the June 2023 ES. The assessment outcomes to viewpoints 5, 7, 11 and 13 have changed, with a reduction in the visual effects. The proportion of these views occupied by the Proposed Development has been reduced through the removal of both the 12 storeys and stepped massing from building

A1. The extent of visibility of the view of the Proposed Development has been reduced to partial or glimpsed due to its reduction in height, therefore becoming more obscured, less visible, and less prominent within these specific views. Viewpoints 11 and 13 will experience Negligible effects during the construction and operation phases. Viewpoint 7 will experience Minor Adverse effects during construction and Minor Neutral effects during operation. The effects on viewpoints 7, 11 and 13 will not be considered significant. Significant effects are those which are predicted to be Moderate and above. Viewpoint 5 will experience Moderate - Major Adverse effects during both the construction and operation phases and the effect on this viewpoint is therefore considered significant.

- 8.17 Within Turley's assessment of heritage assets with potential to be affected by the proposed development, it is still concluded that there would be no harm to the significance of The Mawson Hotel, the Adult Deaf and Dumb Institute (Former), the Former Grosvenor Picture Palace, the Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University, or the Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design.
- 8.18 Notwithstanding the reduction in the height of Building A1, the height scale and mass of the proposed development would still result in harm to the Grade II* Listed Former Unitarian Chapel, the Grade II Listed Oddfellows Hall and 94-98 Grosvenor Street. Overall, it is concluded that the level of harm would be less than substantial, of a moderate level for the Former Unitarian Chapel, and very low and low for 94 to 98 Grosvenor Street and Oddfellows Hall, respectively.
- 8.19 Paragraph 202 of the NPPF is therefore engaged, which states the following:
- 8.20 "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."
- 8.21 National Planning Policy Guidance confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.

- 8.22 Overall, it is shown within this planning application (and summarised in Chapter 12 of this report) that the significant public benefits of the proposed development and the balancing of identified harm with those benefits demonstrates that the benefits will outweigh any potential harm to listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.23 In conclusion, the final design is of high architectural quality with substantial consideration given to the surrounding character. This is further evidenced within the supporting Tall Building Statement (and Addendum) which demonstrates the proposal will positively impact the surrounding area as it will considerably improve the appearance of the currently dilapidated site. The Heritage Assessment shows there would be no harm to the majority of nearby listed buildings, with just the Former Unitarian Chapel, Oddfellows Hall and 94-98 Grosvenor Street being subject to less than substantial harm. Considering the planning balance in accordance with the NPPF and Planning (Listed Buildings and Conservation Areas) Act 1990 the significant economic, social and environmental benefits of this proposal are assessed to outweigh the less than substantial harm to listed buildings.

Landscaping

- 8.24 The proposed landscaping approach and character areas across the application site do not change as a result of the proposed architectural changes. It is proposed to remove the roof terrace at Level 1, allowing a consolidation of external space at Level 14 in Building A2. In addition, as a result of the lower, simplified mass and reconfiguration of some of the ground floor spaces, a number of the wind baffles have been removed from the external layout as a result of a betterment in resulting wind environment. Planters have been subsequently updated to suit the developed layout.

Sustainability

- 8.25 The planning application is accompanied by two Energy Standards Statements (ESS) which have been prepared by KJ Tait in relation to the science and innovation buildings and Ridge in relation to the PBSA buildings. An updated ESS

in relation to the PBSA element of the proposal is provided to address the proposed changes to the application.

Access and Highways

- 8.26 The Environmental Statement Addendum comprises an updated Transport Assessment and associated Transport Chapter of the supporting Environment Statement prepared by Focus Transport Planning which demonstrates there will not be any unacceptable highways impacts arising from the proposed development. The Travel Plan previously submitted does not require updating, and encourages sustainable modes of transport across the Site, as required in accordance with Core Strategy Policy T2 has also been prepared.
- 8.27 Core Strategy Policy T1 requires new developments to encourage sustainable modes of transport, this proposal accords with such a requirement by being located in close proximity to existing services and public transport infrastructure in order to reduce reliance on cars. For the PBSA proposal, 191 (equivalent to 25% of the residents) secure and sheltered cycle parking spaces will now be provided in relation to encourage sustainable modes of transport.

Summary

- 8.28 In summary, the principle of development is acceptable due to its sustainable location, the reuse of underutilised, previously developed land and buildings, the delivery of science and innovation buildings which will bring about substantial economic benefits, and compliance with criteria required for new PBSA,- the proposed quantum of which is required to deliver the science and innovation buildings and other economic and community benefits as required by the Council's strategic vision for the Oxford Road Corridor and this site in particular. Furthermore, the scheme proposes mixed-use development with active frontages offering community and commercial space which will benefit the local community of Brunswick. The scheme comprises a high-quality development which has been designed in consultation with the local community and other stakeholders. The proposal is supported by a cohesive and extensive

landscaping scheme, which will significantly boost the appearance of the currently derelict site.

- 8.29 The scheme is evidenced to represent a highly sustainable development, in terms of its location, energy impact and landscaping. Furthermore, it has been shown to enhance and preserve the character of the nearby heritage assets by responding to them positively and offering a far improved setting compared with the Site's current state. Finally, the scheme has been assessed as not causing any negative traffic impacts and has been designed to encourage sustainable modes of transport and will provide an adequate level of disabled car parking. As such the scheme is still considered to be fully compliant with both local and national planning policies including Core Strategy Policies SP 1, EC 1, EC 3, EC 8, T 1, T 2, H 12, CC 7, EN 1, EN 3, EN 9, and DM 1.

9. Green Infrastructure Statement

- 9.1 The changes proposed to the planning application do not affect the previous conclusion that the green infrastructure provided will also contribute towards the sustainability of the proposed new built environment and has been maximised to take advantage of these benefits. The proposals are therefore in accordance with key policies CC9, EN8 and EN9 of the Manchester Core Strategy as well as the intentions of Manchester's Green and Blue Infrastructure Strategy.

10. Environmental Considerations

10.1 This Chapter of the Planning Statement Addendum summarises any changes to the findings of the individual environmental and technical assessments (and associated addendum documents), outside of the Environmental Statement, which accompany the detailed planning submission and demonstrates that the proposal fully accords with both national and local planning policy criteria.

10.2 A full assessment of the impacts of the development is included in the ES Addendum, which also recommends any mitigation measures that may be required as a result of the development. The ES Addendum is consistent with the original submitted ES and assesses the following topics:

- Chapter 6 - Townscape and Visual Impact;
- Chapter 7 - Built Heritage;
- Chapter 8 - Transport;
- Chapter 9 - Socioeconomic Assessment;
- Chapter 10 - Daylight, Sunlight and Overshadowing;
- Chapter 11 - Wind; and,
- Chapter 12 - Climate Change.

10.3 Any changes to the findings of the above assessments are covered within the main chapters and technical appendices of the ES Addendum and are summarised in the Non-Technical Summary which should be read in conjunction with this SPS Addendum. The proposed development has been designed in accordance with the findings and recommendations of the EIA process. Any adverse effects identified through the assessment have been minimised as far as possible through the design process or the application of appropriate mitigation measures.

Non-EIA Technical Considerations

10.4 A summary of environmental and technical considerations outside the scope of the ES is provided below. The following technical disciplines are considered:

- Air Quality;
- Noise;

- Ecology;
- Trees;
- Flood Risk;
- Broadband Connectivity and TV Reception;
- Utilities
- Ground Conditions; and,
- Fire Safety.

10.5 In addition to the topics listed above the application is also supported by the following assessments which were considered within the Planning Assessment at Chapter 8 of the Planning Statement:

- Sustainability; and,
- Student Need.

Air Quality

10.6 An Air Quality Assessment was prepared by Redmore Environmental in support of the application. To address the proposed changes to the application, Redmore Environmental have prepared a letter reviewing the previous assessment. It concludes that the original assessment results remain valid, and it remains the case that the proposal is therefore considered acceptable in terms of air quality considerations in accordance with Manchester Core Strategy Policy DM1.

Noise

10.7 An updated Noise Impact Assessment has been prepared by Hann Tucker in support of the application. The findings of the assessment do not materially change however relevant figures and models have been updated for consistency. Therefore, it remains the case that in terms of noise considerations, the proposal is compliant with Manchester Core Strategy Policy DM1.

Ecology and BNG

10.8 An Extended Phase 1 Habitat Survey and Preliminary Roost Assessment was prepared by Penny Anderson in support of the application. The conclusions and recommendations of the assessment are confirmed by the author to not be affected by the proposed changes to the application.

- 10.9 A Bat Emergence Survey Report (August 2023) prepared by Brooks Ecological has now been submitted in support of the planning application.

Trees

- 10.10 An Arboricultural Impact Assessment has been prepared by Bowland Tree Consultancy in support of this planning application. The conclusions and recommendations of the assessment are confirmed by the author to not be affected by the proposed changes to the application.

Flood Risk and Drainage

- 10.11 A Flood Risk and Drainage Strategy was prepared by WSP in support of the application. An Addendum to the document has been prepared to address the changes proposed to the application.
- 10.12 As a result of the update proposals and in particular the changes to the number of student bedrooms, a minor update to the Foul Drainage Strategy and calculation is required. The Addendum documents the updated foul drainage calculations based on the new number of student bedrooms and also a minor update to the GIA of the life sciences blocks. The changes do not impact the foul or surface water drainage strategy for the site and therefore the WSP drainage strategy drawings which were appended to the original document have not been updated.
- 10.13 It remains the case that the development accords with Policy EN 14 of the Core Strategy

Broadband and Television Reception

- 10.14 A Broadband Connectivity Assessment and Television and Radio Reception Assessment for the overall application Site was prepared by GTech Surveys. The proposed changes to the application do not materially change the conclusions of the Broadband document, and the Television and Radio Reception document has been updated. It remains the case that with the inclusion of appropriate mitigation measures the proposal therefore accords with Policy DM 1 of the Manchester Core Strategy.

Ground Conditions

10.15 A Phase 1 ground conditions desk study was undertaken by ROC, covering the whole application boundary. The proposed changes to the application do not materially change the conclusions of this document, therefore it remains the case that, assuming all mitigation and precautionary measures suggested within the report are utilised, land contamination should not be considered a constraint to the granting of planning consent. As such, the proposal accords with Policy EN 18 of the Core Strategy.

Fire Safety

10.16 A Fire Statement was prepared by Design Fire Consultants for the PBSA buildings. The science and innovation buildings are not relevant for the purpose of Planning Gateway One and are therefore not included in the Fire Statement. The Fire Statement has been updated to address the changes proposed and it remains the case that the scheme is therefore considered wholly acceptable in terms of fire safety considerations.

Summary

10.17 A comprehensive series of technical assessments were submitted in support of this full planning application and have been updated where necessary to address the changes proposed. This information demonstrates there are no technical or environmental considerations which cannot be overcome, mitigated against or suitably addressed by planning conditions.

11. Summary of Community Offer

11.1 The main community benefits that have been amended by the proposed changes are as follows:

- Significant job creation estimated to be 1,063 jobs generated by the completed sci-tech development and 159 jobs generated by the PBSA; and
- Generation of 4,720 person years of construction related employment, including higher skilled professionals and lower skilled jobs. These jobs will be recruited for in accordance with an agreed Local Labour Agreement and in partnership with local stakeholders such as The Works and Job Centre Plus.

Jobs and Economic Benefits

11.2 The proposed development will still offer significant opportunities for new jobs within the local area, and will generate the following new jobs (amended in line with the proposed changes):

- Construction of the development will support 4,720 person years of construction related employment, with GVA of £45.7m per year for 7.5 years; and
- 1,222 direct and indirect jobs within the operational science and innovation and PBSA buildings.

11.3 The proposed science and innovation buildings along will still create significant opportunities for the local communities when operational, including creating 1,063 new jobs in a wide range of graduate and non-graduate employment opportunities ranging from lab technicians, researchers, business support and PhD / C-Level roles such as R&D, drug manufacturing, QA and marketing.

11.4 A significant investment by the Applicants into the local area and annual GVA into the local economy from the operational buildings of £48.7m.

12. Planning Balance

- 12.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement the application proposals accord with the relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 12.2 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan, the potential harm is clearly outweighed by the substantial economic, social and environmental benefits set out below, which have been updated as necessary. It remains the case that these substantial public benefits are also considered to outweigh any “less than substantial harm” to heritage assets in accordance with the NPPF.

Economic Benefits

- 12.3 The proposed development will contribute to building a strong, responsive and competitive economy. The economic outcomes from the proposed development that have been amended by the proposed changes are as follows:
- The socio-economic report estimates the life science development to create 1,063 direct and indirect jobs and GVA per annum of £40.4 million;
 - Job creation through the PBSA, community and commercial spaces is estimated as 159 direct and indirect jobs and GVA per year of £8.3 million;
 - Construction of the development will support 4,720 person years of construction related employment, with GVA of £45.7m per year for 7.5 years. These jobs will be recruited for in accordance with an agreed Local Labour Agreement; and
 - The Proposed Development will contribute to Manchester’s economic prosperity building on its knowledge economy strengths to the benefit of Greater Manchester and the North West. It will increase the revenues to Manchester City Council through business rates and Council tax in the order of £5.35m per year.

Social Benefits

12.4 The proposed development will support the creation of a strong, vibrant and healthy community. The social outcomes from the proposed development that have been amended by the proposed changes are as follows:

- Provide 983 student beds which will meet a demonstrated qualitative and quantitative need within Manchester, in accordance with Policy H 12. These will include 220 beds (22%) to be secured as affordable student bedspaces.

Environmental Benefits

12.5 As demonstrated within the accompanying technical reports, the proposed development will benefit the natural environment. The environmental outcomes from the proposed development have not changed as a result of the proposed changes.

Summary

12.6 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in the following chapter of this Statement, the application proposals accord with the adopted Development Plan policies when read as a whole and should therefore be approved without delay in accordance with the NPPF.

12.7 Notwithstanding the above, if the Council identifies conflict with any policies of the Development Plan, any potential harm is clearly outweighed by the substantial economic, social and environmental benefits, set out above alongside those in the original Planning Statement.

12.8 In summary, the proposed development represents a sustainable form of development on an underutilised site which will deliver a high quality, visually attractive development. The scheme proposals fully accord with the Development Plan and associated supporting planning guidance and the

substantial economic, social and environmental benefits of the scheme have been clearly set out in the planning application submission.



13. Summary and Conclusions

13.1 This Planning Statement Addendum has been prepared by AshtonHale on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicants'), in support of an application for full planning permission (ref: 137401/FO/2023) which was registered by Manchester City Council ('MCC') on 4th August 2023, on land between Upper Brook Street, Kincardine Road, and Grosvenor Street ('the Site') (also known as the 'Upper Brook Street Masterplan (Williams Motor Co (Holdings)/ Alliance UBS Limited)').

13.2 The purpose of this Planning Statement Addendum is to outline further changes to the full planning application in response to discussions with MCC officers and the public consultation, which can be summarised as follows:

- Building A1 has been reduced in height from GF + 41 storeys to GF + 29 storeys, with a change to the massing;
- Level 1 of Buildings A1/A2 has been raised and the ground storey will now incorporate a mezzanine, allowing for altered internal arrangements;
- The external colonnade at the ground floor of Buildings A1/A2 is now taller;
- The terrace at Level 1 of Buildings A1/A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
- The basement to Buildings A1/A2 has been reduced in size;
- The total quantum of PBSA beds within Buildings A1/A2 is now 763 beds (down by 117);
- The GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm;
- A roof enclosure has been introduced to Building A3;
- The gable detailing has changed in grain and colour;
- The amenity glazing detail at Level 29 of Building A1 has changed; and
- Minor changes to the detailed landscaping.

13.3 This Planning Statement Addendum should be read in conjunction with the original Planning Statement (dated June 2023) and submitted with the full planning application. The Addendum does not seek to repeat material in the original Statement that is still valid, but focuses on describing the changes being made, consequential updates to other documents submitted with the original full

planning application, and to reflect any other material changes in circumstances since the original submission.

- 13.4 A detailed and robust planning assessment is contained within this Planning Statement, which demonstrates that it remains the case that the principle of development is acceptable in line with the wider strategic regeneration objectives of the Council due to its sustainable location, the reuse of underutilised, previously developed land and buildings, the delivery of science and innovation buildings which will bring about substantial economic benefits, and compliance with criteria required for new student accommodation.
- 13.5 Furthermore, the scheme proposes mixed-use development with active frontages offering community and commercial space. The scheme comprises a high-quality development which has been designed in consultation with the local community and other stakeholders. The proposal is supported by a cohesive and extensive landscaping scheme, which will significantly boost the appearance of the currently derelict site.
- 13.6 The scheme is evidenced to demonstrate a highly sustainable development, in terms of its location, energy impact and landscaping. In addition, it has been shown to enhance and preserve the character of the nearby heritage assets by responding to them positively and offering a far improved setting compared with the Site's current state. Finally, the scheme has been assessed as not causing any negative traffic impacts and has been designed to encourage sustainable modes of transport. As such the scheme is considered to be fully compliant with both local and national planning policies including Core Strategy Policies SP 1, EC 1, EC 3, EC 8, T 1, T 2, H 12, CC 7, EN 1, EN 3, EN 9, and DM 1.
- 13.7 Overall, the scheme comprises a high-quality science and innovation and PBSA development with community and commercial uses and a high-quality landscaping scheme. The scheme has been demonstrated to be wholly acceptable when considering planning policy in the round and will bring about significant economic, social and environmental benefits and a substantial community offering. It is therefore respectfully requested that planning permission is granted for this development at the earliest opportunity.

Appendix I

Revised Submission Schedule



Revised Submission Schedule

~~Strikethrough~~ - to no longer be considered / superceded

Red - new document or update submitted

Document	Reference	Author	Update / Notes
Plans			
<i>Existing and Demolition Plans</i>			
Site Location Plan	UBS-HBA-SW-XX-DR-A-08-0001	Hawkins Brown	No change
Existing Site Plan	UBS-HBA-SW-XX-DR-A-08-0005	Hawkins Brown	No change
Existing - North Elevation	UBS-HBA-SW-XX-DR-A-08-0020	Hawkins Brown	No change
Existing - East Elevation	UBS-HBA-SW-XX-DR-A-08-0021	Hawkins Brown	No change
Existing - South Elevation	UBS-HBA-SW-XX-DR-A-08-0022	Hawkins Brown	No change
Existing - West Elevation	UBS-HBA-SW-XX-DR-A-08-0023	Hawkins Brown	No change
Demolition - Site Plan	UBS-HBA-SW-XX-DR-A-08-0050	Hawkins Brown	No change
Demolition - North Elevation	UBS-HBA-SW-XX-DR-A-08-0051	Hawkins Brown	No change
Demolition- East Elevation	UBS-HBA-SW-XX-DR-A-08-0052	Hawkins Brown	No change
Demolition - South Elevation	UBS-HBA-SW-XX-DR-A-08-0053	Hawkins Brown	No change
Demolition - West Elevation	UBS-HBA-SW-XX-DR-A-08-0054	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Floor Plans</i>			
Proposed B1 - Basement Plan	UBS-HBA-B1-1-DR-A-08-0099	Hawkins Brown	No change
Proposed B1 - Ground Floor Plan	UBS-HBA-B1-00-DR-A-08-0100	Hawkins Brown	No change
Proposed B1 - First Floor Plan	UBS-HBA-B1-01-DR-A-08-0101	Hawkins Brown	No change
Proposed B1 - Second Floor Plan	UBS-HBA-B1-02-DR-A-08-0102	Hawkins Brown	No change
Proposed B1 - Third Floor Plan	UBS-HBA-B1-03-DR-A-08-0103	Hawkins Brown	No change
Proposed B1 - Fourth Floor Plan	UBS-HBA-B1-04-DR-A-08-0104	Hawkins Brown	No change
Proposed B1 - Fifth Floor Plan	UBS-HBA-B1-05-DR-A-08-0105	Hawkins Brown	No change
Proposed B1 - Sixth Floor Plan	UBS-HBA-B1-06-DR-A-08-0106	Hawkins Brown	No change
Proposed B1 - Seventh Floor Plan	UBS-HBA-B1-07-DR-A-08-0107	Hawkins Brown	No change
Proposed B1 - Eighth Floor Plan	UBS-HBA-B1-08-DR-A-08-0108	Hawkins Brown	No change

Document	Reference	Author	Update / Notes
Proposed B1 - Ninth Floor Plan	UBS-HBA-B1-09-DR-A-08-0109	Hawkins Brown	No change
Proposed B1 - Plant Level Plan	UBS-HBA-B1-10-DR-A-08-0110	Hawkins Brown	No change
Proposed B1 - Roof Plan	UBS-HBA-B1-12-DR-A-08-0111	Hawkins Brown	No change
Proposed B1 - Mezzanine Floor Plan	UBS-HBA-B1-00-DR-A-08-0112	Hawkins Brown	No change
Proposed B2 - Basement Plan	UBS-HBA-B2-1-DR-A-08-0119	Hawkins Brown	Superceded
Proposed B2 - Ground Floor Plan	UBS-HBA-B2-00-DR-A-08-0120	Hawkins Brown	Superceded
Proposed B2 - First Floor Plan	UBS-HBA-B2-01-DR-A-08-0121	Hawkins Brown	Superceded
Proposed B2 - Second Floor Plan	UBS-HBA-B2-02-DR-A-08-0122	Hawkins Brown	Superceded
Proposed B2 - Third Floor Plan	UBS-HBA-B2-03-DR-A-08-0123	Hawkins Brown	Superceded
Proposed B2 - Fourth Floor Plan	UBS-HBA-B2-04-DR-A-08-0124	Hawkins Brown	Superceded
Proposed B2 - Fifth Floor Plan	UBS-HBA-B2-05-DR-A-08-0125	Hawkins Brown	Superceded
Proposed B2 - Sixth Floor Plan	UBS-HBA-B2-06-DR-A-08-0126	Hawkins Brown	Superceded
Proposed B2 - Seventh Floor Plan	UBS-HBA-B2-07-DR-A-08-0127	Hawkins Brown	Superceded
Proposed B2 - Plant Level Plan	UBS-HBA-B2-08-DR-A-08-0128	Hawkins Brown	Superceded
Proposed B2 - Roof Plan	UBS-HBA-B2-10-DR-A-08-0129	Hawkins Brown	Superceded
Proposed B2 - Mezzanine Floor Plan	UBS-HBA-B2-00-DR-A-08-0130	Hawkins Brown	Superceded
Proposed B2 - Basement Plan	UBS-HBA-B2-1-DR-A-08-0119 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Ground Floor Plan	UBS-HBA-B2-00-DR-A-08-0120 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - First Floor Plan	UBS-HBA-B2-01-DR-A-08-0121 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Second Floor Plan	UBS-HBA-B2-02-DR-A-08-0122 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Third Floor Plan	UBS-HBA-B2-03-DR-A-08-0123 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Fourth Floor Plan	UBS-HBA-B2-04-DR-A-08-0124 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Fifth Floor Plan	UBS-HBA-B2-05-DR-A-08-0125 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Sixth Floor Plan	UBS-HBA-B2-06-DR-A-08-0126 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Seventh Floor Plan	UBS-HBA-B2-07-DR-A-08-0127 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Plant Level Plan	UBS-HBA-B2-08-DR-A-08-0128 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Roof Plan	UBS-HBA-B2-10-DR-A-08-0129 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Mezzanine Floor Plan	UBS-HBA-B2-00-DR-A-08-0130 Rev P2	Hawkins Brown	Updated plan
Proposed B3 - Ground Floor Plan	UBS-HBA-B3-00-DR-A-08-0140	Hawkins Brown	No change
Proposed B3 - First Floor Plan	UBS-HBA-B3-01-DR-A-08-0141	Hawkins Brown	No change
Proposed B3 - Second Floor Plan	UBS-HBA-B3-02-DR-A-08-0142	Hawkins Brown	No change
Proposed B3 - Third Floor Plan	UBS-HBA-B3-03-DR-A-08-0143	Hawkins Brown	No change
Proposed B3 - Fourth Floor Plan	UBS-HBA-B3-04-DR-A-08-0144	Hawkins Brown	No change
Proposed B3 - Fifth Floor Plan	UBS-HBA-B3-05-DR-A-08-0145	Hawkins Brown	No change
Proposed B3 - Plant Level Plan	UBS-HBA-B3-06-DR-A-08-0146	Hawkins Brown	No change

Document	Reference	Author	Update / Notes
Proposed B3 - Roof Plan	UBS-HBA-B3-08-DR-A-08-0147	Hawkins Brown	No change
Proposed B3 - Mezzanine Floor Plan	UBS-HBA-B3-00-DR-A-08-0148	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Elevations</i>			
Proposed B1 - North Elevation	UBS-HBA-B1-XX-DR-A-08-0210	Hawkins Brown	No change
Proposed B1 - East Elevation	UBS-HBA-B1-XX-DR-A-08-0211	Hawkins Brown	No change
Proposed B1 - South Elevation	UBS-HBA-B1-XX-DR-A-08-0212	Hawkins Brown	No change
Proposed B1 - West Elevation	UBS-HBA-B1-XX-DR-A-08-0213	Hawkins Brown	No change
Proposed B2 - North Elevation	UBS-HBA-B2-XX-DR-A-08-0220	Hawkins Brown	Superceded
Proposed B2 - East Elevation	UBS-HBA-B2-XX-DR-A-08-0221	Hawkins Brown	Superceded
Proposed B2 - North Elevation	UBS-HBA-B2-XX-DR-A-08-0220 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - East Elevation	UBS-HBA-B2-XX-DR-A-08-0221 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - South Elevation	UBS-HBA-B2-XX-DR-A-08-0222	Hawkins Brown	No change
Proposed B2 - West Elevation	UBS-HBA-B2-XX-DR-A-08-0223	Hawkins Brown	No change
Proposed B3 - North Elevation	UBS-HBA-B3-XX-DR-A-08-0230	Hawkins Brown	No change
Proposed B3 - East Elevation	UBS-HBA-B3-XX-DR-A-08-0231	Hawkins Brown	No change
Proposed B3 - South Elevation	UBS-HBA-B3-XX-DR-A-08-0232	Hawkins Brown	No change
Proposed B3 - West Elevation	UBS-HBA-B3-XX-DR-A-08-0233	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Sections</i>			
Proposed B1 - Section AA	UBS-HBA-B1-ZZ-DR-A-08-0300	Hawkins Brown	No change
Proposed B1 - Section BB	UBS-HBA-B1-ZZ-DR-A-08-0301	Hawkins Brown	No change
Proposed B2 - Section AA	UBS-HBA-B2-ZZ-DR-A-08-0320	Hawkins Brown	No change
Proposed B2 - Section BB	UBS-HBA-B2-ZZ-DR-A-08-0321	Hawkins Brown	No change
Proposed B3 - Section AA	UBS-HBA-B3-ZZ-DR-A-08-0340	Hawkins Brown	No change
Proposed B3 - Section BB	UBS-HBA-B1-ZZ-DR-A-08-0341	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Bay Studies</i>			
Proposed B1 - Bay Study - Ground Floor	UBS-HBA-B1-XX-DR-A-08-0411	Hawkins Brown	No change
Proposed B1 - Bay Study - Upper Floors	UBS-HBA-B1-XX-DR-A-08-0412	Hawkins Brown	No change
Proposed B1 - Bay Study - Plant Screen	UBS-HBA-B1-XX-DR-A-08-0413	Hawkins Brown	No change
Proposed B2 - Bay Study - Ground Floor	UBS-HBA-B2-XX-DR-A-08-0421	Hawkins Brown	No change
Proposed B2 - Bay Study - Upper Floors	UBS-HBA-B2-XX-DR-A-08-0422	Hawkins Brown	No change
Proposed B2 - Bay Study - Plant Screen	UBS-HBA-B2-XX-DR-A-08-0423	Hawkins Brown	No change
Proposed B3 - Bay Study - Ground Floor	UBS-HBA-B3-XX-DR-A-08-0431	Hawkins Brown	No change
Proposed B3 - Bay Study - Upper Floors	UBS-HBA-B3-XX-DR-A-08-0432	Hawkins Brown	No change
Proposed B3 - Bay Study - Plant Screen	UBS-HBA-B3-XX-DR-A-08-0433	Hawkins Brown	No change
<i>Proposed Plans - Sitewide Illustrative Masterplans</i>			

Document	Reference	Author	Update / Notes
Proposed Illustrative Masterplan - Site Location Plan	UBS-HBA-SW-00-DR-A-08-1000	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Site Plan	UBS-HBA-SW-00-DR-A-08-1005	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Ground Floor Plan	UBS-HBA-SW-00-DR-A-08-1100	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Typical Floor Plan	UBS-HBA-SW-03-DR-A-08-1101	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Roof Plan	UBS-HBA-SW-XX-DR-A-08-1102	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - North Elevation	UBS-HBA-SW-XX-DR-A-08-1200	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - East Elevation	UBS-HBA-SW-XX-DR-A-08-1201	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - South Elevation	UBS-HBA-SW-XX-DR-A-08-1202	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - West Elevation	UBS-HBA-SW-XX-DR-A-08-1203	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Section AA	UBS-HBA-SW-ZZ-DR-A-08-1300	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Site Location Plan	UBS-HBA-SW-00-DR-A-08-1000 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Site Plan	UBS-HBA-SW-00-DR-A-08-1005 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Phasing Plan	UBS-HBA-SW-00-DR-A-08-1005 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Ground Floor Plan	UBS-HBA-SW-00-DR-A-08-1100 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Typical Floor Plan	UBS-HBA-SW-03-DR-A-08-1101 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Roof Plan	UBS-HBA-SW-XX-DR-A-08-1102 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - North Elevation	UBS-HBA-SW-XX-DR-A-08-1200 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - East Elevation	UBS-HBA-SW-XX-DR-A-08-1201 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - South Elevation	UBS-HBA-SW-XX-DR-A-08-1202 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - West Elevation	UBS-HBA-SW-XX-DR-A-08-1203 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Section AA	UBS-HBA-SW-ZZ-DR-A-08-1300 Rev P2	Hawkins Brown	Updated plan
<i>Proposed Plans - PBSA Buildings - Site Plans</i>			
Masterplan PBSA - Site Plan - Ground Floor	10450-SHP-Z0-A-B5D8-G100-PL-00-001	SimpsonHaugh	Superceded
Masterplan PBSA - Site Plan - Typical Floor	10450-SHP-Z0-A-B5D8-G100-PL-TY-001	SimpsonHaugh	Superceded
Masterplan PBSA - Site Plan - Roof	10450-SHP-Z0-A-B5D8-G100-PL-RF-001	SimpsonHaugh	Superceded
Masterplan PBSA - Site Plan - Ground Floor	10450-SHP-Z0-A-B5D8-G100-PL-00-001 P02	SimpsonHaugh	Updated plan
Masterplan PBSA - Site Plan - Typical Floor	10450-SHP-Z0-A-B5D8-G100-PL-TY-001 P02	SimpsonHaugh	Updated plan
Masterplan PBSA - Site Plan - Roof	10450-SHP-Z0-A-B5D8-G100-PL-RF-001 P02	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - General Arrangement</i>			
A1/ A2 - General Arrangement - Basement	10450-SHP-ZZ-A-B5D8-G200-PL-B1-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Ground Floor	10450-SHP-ZZ-A-B5D8-G200-PL-00-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 1	10450-SHP-ZZ-A-B5D8-G200-PL-01-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 02-13 (02 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 14	10450-SHP-ZZ-A-B5D8-G200-PL-14-001	SimpsonHaugh	Superceded

Document	Reference	Author	Update / Notes
A1/ A2 - General Arrangement - Level 15	10450-SHP-ZZ-A-B5D8-G200-PL-15-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 16	10450-SHP-ZZ-A-B5D8-G200-PL-16-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 17-22 (17 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-002	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 23-25 (23 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-003	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 26	10450-SHP-ZZ-A-B5D8-G200-PL-26-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 27	10450-SHP-ZZ-A-B5D8-G200-PL-27-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 28	10450-SHP-ZZ-A-B5D8-G200-PL-28-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 29-35 (29 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-004	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 36	10450-SHP-ZZ-A-B5D8-G200-PL-36-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 37	10450-SHP-ZZ-A-B5D8-G200-PL-37-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 38	10450-SHP-ZZ-A-B5D8-G200-PL-38-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 39	10450-SHP-ZZ-A-B5D8-G200-PL-39-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 40	10450-SHP-ZZ-A-B5D8-G200-PL-40-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement Roof	10450-SHP-ZZ-A-B5D8-G200-PL-RF-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Basement	10450-SHP-ZZ-A-B5D8-G200-PL-B1-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Ground Floor	10450-SHP-ZZ-A-B5D8-G200-PL-00-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Mezzanine	10450-SHP-ZZ-A-B5D8-G200-PL-M0-001 P01	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 01-13 (02 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 14	10450-SHP-ZZ-A-B5D8-G200-PL-14-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 15-18 (15 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-002 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 19-22 (19 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-003 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 23-24 (23 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-004 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 25	10450-SHP-ZZ-A-B5D8-G200-PL-25-001 P01	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 26	10450-SHP-ZZ-A-B5D8-G200-PL-26-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 27	10450-SHP-ZZ-A-B5D8-G200-PL-27-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 28	10450-SHP-ZZ-A-B5D8-G200-PL-28-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 29	10450-SHP-ZZ-A-B5D8-G200-PL-29-001 P01	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Roof	10450-SHP-ZZ-A-B5D8-G200-PL-RF-001 P02	SimpsonHaugh	Updated plan

Document	Reference	Author	Update / Notes
A3 - General Arrangement - Ground Floor	10450-SHP-A3-A-B5D8-G200-PL-00-001	SimpsonHaugh	Superceded
A3 - General Arrangement - Level 01	10450-SHP-A3-A-B5D8-G200-PL-01-001	SimpsonHaugh	Superceded
A3 - General Arrangement - Typical Levels 02-11	10450-SHP-A3-A-B5D8-G200-PL-TY-001	SimpsonHaugh	Superceded
A3 - General Arrangement Roof Level	10450-SHP-A3-A-B5D8-G200-PL-RF-001	SimpsonHaugh	Superceded
A3 - General Arrangement - Ground Floor	10450-SHP-A3-A-B5D8-G200-PL-00-001 P02	SimpsonHaugh	Updated plan
A3 - General Arrangement - Level 01	10450-SHP-A3-A-B5D8-G200-PL-01-001 P02	SimpsonHaugh	Updated plan
A3 - General Arrangement - Typical Levels 02-11	10450-SHP-A3-A-B5D8-G200-PL-TY-001 P02	SimpsonHaugh	Updated plan
A3 - General Arrangement Roof Level	10450-SHP-A3-A-B5D8-G200-PL-RF-001 P02	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - Site Sections</i>			
General Arrangement - Site Section AA	10450-SHP-Z0-A-B5D8-G200-SE-AA-001	SimpsonHaugh	Superceded
General Arrangement - Site Section BB, CC, and DD	10450-SHP-Z0-A-B5D8-G200-SE-XX-001	SimpsonHaugh	Superceded
General Arrangement - Site Section AA	10450-SHP-Z0-A-B5D8-G200-SE-AA-001 P02	SimpsonHaugh	Updated plan
General Arrangement - Site Section BB, CC, and DD	10450-SHP-Z0-A-B5D8-G200-SE-XX-001 P02	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - Site Elevations</i>			
General Arrangement - Elevation Kincardine Road	10450-SHP-ZZ-A-B5D8-G200-EL-EE-001	SimpsonHaugh	Superceded
General Arrangement - Elevation Upper Brook Street	10450-SHP-ZZ-A-B5D8-G200-EL-EW-001	SimpsonHaugh	Superceded
General Arrangement - Elevation Grosvenor Road and South Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Superceded
General Arrangement - Elevation A3 North and South Elevation	10450-SHP-A3-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Superceded
General Arrangement - Elevation Kincardine Road	10450-SHP-ZZ-A-B5D8-G200-EL-EE-001	SimpsonHaugh	Updated plan
General Arrangement - Elevation Upper Brook Street	10450-SHP-ZZ-A-B5D8-G200-EL-EW-001	SimpsonHaugh	Updated plan
General Arrangement - Elevation Grosvenor Road and South Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Updated plan
General Arrangement - Elevation A3 North and South Elevation	10450-SHP-A3-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - Bay Studies</i>			
A1/A2 - Façade Detail - Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-001	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Gable Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-002	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Ground Floor	10450-SHP-ZZ-A-B5D8-G251-DE-XX-003	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Main Entrance	10450-SHP-ZZ-A-B5D8-G251-DE-XX-004	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - A1 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-005	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - A2 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-006	SimpsonHaugh	Superceded
A3 - Façade Detail - Typical	10450-SHP-A3-A-B5D8-G251-DE-XX-001	SimpsonHaugh	Superceded

Document	Reference	Author	Update / Notes
A3 - Façade Detail - Ground Floor	10450-SHP-A3-A-B5D8-G251-DE-XX-002	SimpsonHaugh	Superceded
A3 - Façade Detail - Main Entrance	10450-SHP-A3-A-B5D8-G251-DE-XX-003	SimpsonHaugh	Superceded
A3 - Façade Detail - Parapet	10450-SHP-A3-A-B5D8-G251-DE-XX-004	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-001 P01	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - Gable Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-002 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - Ground Floor	10450-SHP-ZZ-A-B5D8-G251-DE-XX-003 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - Main Entrance	10450-SHP-ZZ-A-B5D8-G251-DE-XX-004 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - A1 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-005 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - A2 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-006 P01	SimpsonHaugh	Updated plan
A3 - Façade Detail - Typical	10450-SHP-A3-A-B5D8-G251-DE-XX-001 P01	SimpsonHaugh	Updated plan
A3 - Façade Detail - Ground Floor	10450-SHP-A3-A-B5D8-G251-DE-XX-002 P02	SimpsonHaugh	Updated plan
A3 - Façade Detail - Main Entrance	10450-SHP-A3-A-B5D8-G251-DE-XX-003 P02	SimpsonHaugh	Updated plan
A3 - Façade Detail - Parapet	10450-SHP-A3-A-B5D8-G251-DE-XX-004 P01	SimpsonHaugh	Updated plan
<i>Proposed Plans - Landscaping</i>			
Illustrative Landscape Masterplan	0983-RFM-XX-00-DR-L-0001	Re-form	Superceded
Landscape GA 1 of 2	0983-RFM-XX-00-DR-L-0002	Re-form	Superceded
Landscape GA 2 of 2	0983-RFM-XX-00-DR-L-0003	Re-form	Superceded
Illustrative Roof Level Masterplan	0983-RFM-XX-RF-DR-L-0004	Re-form	Superceded
Illustrative Landscape Sections 1 of 2	0983-RFM-XX-00-DR-L-0005	Re-form	Superceded
Illustrative Landscape Sections 2 of 2	0983-RFM-XX-00-DR-L-0006	Re-form	Superceded
Planting Strategy 1 of 3	0983-RFM-XX-XX-DR-L-0007	Re-form	Superceded
Planting Strategy 2 of 3	0983-RFM-XX-XX-DR-L-0008	Re-form	Superceded
Planting Strategy 3 of 3	0983-RFM-XX-XX-DR-L-0009	Re-form	Superceded
Illustrative Landscape Sections 3 of 4	0983-RFM-XX-00-DR-L-0010	Re-form	Superceded
Illustrative Landscape Sections 4 of 4	0983-RFM-XX-00-DR-L-0011	Re-form	Superceded
Illustrative Landscape Masterplan	0983-RFM-XX-00-DR-L-0001 Rev P04	Re-form	Updated plan
Landscape GA 1 of 2	0983-RFM-XX-00-DR-L-0002 Rev P04	Re-form	Updated plan
Landscape GA 2 of 2	0983-RFM-XX-00-DR-L-0003 Rev P04	Re-form	Updated plan
Illustrative Roof Level Masterplan	0983-RFM-XX-RF-DR-L-0004 Rev P04	Re-form	Updated plan
Illustrative Landscape Sections 1 of 2	0983-RFM-XX-00-DR-L-0005 Rev P04	Re-form	Updated plan
Illustrative Landscape Sections 2 of 2	0983-RFM-XX-00-DR-L-0006 Rev P04	Re-form	Updated plan
Planting Strategy 1 of 3	0983-RFM-XX-XX-DR-L-0007 Rev P04	Re-form	Updated plan
Planting Strategy 2 of 3	0983-RFM-XX-XX-DR-L-0008 Rev P04	Re-form	Updated plan
Planting Strategy 3 of 3	0983-RFM-XX-XX-DR-L-0009 Rev P04	Re-form	Updated plan
Illustrative Landscape Sections 3 of 4	0983-RFM-XX-00-DR-L-0010 Rev P03	Re-form	Updated plan
Illustrative Landscape Sections 4 of 4	0983-RFM-XX-00-DR-L-0011 Rev P03	Re-form	Updated plan

Document	Reference	Author	Update / Notes
Reports			
Application Forms	June 2023	Avison Young	To be read alongside the details within this covering letter
Design and Access Statement	June 2023	Hawkins Brown, SimpsonHaugh and Re-form	To be read alongside Addendum
Design and Access Statement Addendum	November 2023	Hawkins Brown, SimpsonHaugh and Re-form	Addendum
Supporting Planning Statement	June 2023	Avison Young	To be read alongside Addendum
Supporting Planning Statement Addendum	November 2023	AshtonHale	Addendum
Tall Building Statement	June 2023	Avison Young	To be read alongside Addendum
Tall Building Statement Addendum	November 2023	AshtonHale	Addendum
Statement of Community Involvement	June 2023	Avison Young	To be read alongside Addendum
Statement of Community Involvement Addendum	November 2023	AshtonHale	Addendum
Community Benefit Statement	June 2023	Avison Young	To be read alongside Addendum
Community Benefit Statement Addendum	November 2023	AshtonHale	Addendum
Acoustic Survey	June 2023	Hann Tucker	Superceded by below report
Acoustic Survey	October 2023	Hann Tucker	Updated document
Air Quality Assessment	June 2023	Redmore Environmental	To be read alongside Addendum
Air Quality Assessment - Update Letter	5327 c1	Redmore Environmental	Addendum
Arboricultural Impact Assessment	June 2023	Bowland Tree Consultancy	Conclusions remain valid
Archaeological Assessment	June 2023	Salford Archaeology	Superceded
Archaeological Assessment	October 2023	Salford Archaeology	Updated document
Broadband Connectivity Assessment	June 2023	Gtech Surveys	Conclusions remain valid
BNG Assessment	June 2023	Penny Anderson Associates	Conclusions remain valid
Circular Economy Statement	June 2023	CC Certified	To be read alongside Addendum
Circular Economy Statement Addendum	October 2023	CC Certified	Addendum
Construction Management Plan	June 2023	PAG/ Moda Living	Superceded
Construction Management Plan	October 2023	PAG/ Moda Living	Updated document
Crime Impact Statement	June 2023	GMP	Conclusions remain valid
Ecology Appraisal	June 2023	Penny Anderson Associates	Conclusions remain valid

Document	Reference	Author	Update / Notes
Bat Emergence Survey Report	August 2023	Brooks Ecological	New document
Environmental Standards Statement (Life Science)	June 2023	KJ Tait	Conclusions remain valid
Environmental Standards Statement (PBSA)	June 2023	Ridge and Partners	Superseded
Environmental Standards Statement (PBSA)	October 2023	Ridge and Partners	Updated document
Fire Strategy/ Safety Assessment	June 2023	DFC	Superseded
Fire Strategy/ Safety Assessment	October 2023	DFC	Updated document
Design Note – Escape from Roof Terraces	October 2023	DFC	In response to HSE comments
Flood Risk Assessment and Drainage Strategy	June 2023	WSP	To be read alongside Addendum
Flood Risk Assessment and Drainage Strategy: Addendum	October 2023	WSP	Addendum
Local Labour Agreement	June 2023	Avison Young	Conclusions remain valid
PBSA Management Strategy	June 2023	Moda Living	Conclusions remain valid
PBSA Accommodation Schedule	June 2023/ 10450-SHP-Z0-A-B5D8-F900-SC-XX-001	SimpsonHaugh	Superseded
PBSA Accommodation Schedule	10450-SHP-Z0-A-B5D8-F900-SC-XX-001 P02	SimpsonHaugh	Updated document
Site Investigation Report (Phase I)	June 2023	ROC	Conclusions remain valid
Student Need Assessment	June 2023	Knight Frank	Conclusions remain valid
TV and Radio Reception Study	June 2023	GTech Surveys	Superseded
TV and Radio Reception Study	October 2023 (Issue 0.4)	GTech Surveys	Updated document
Utilities Statement (PBSA)	June 2023	Ridge and Partners	Conclusions remain valid
Utilities Statement (Life Science)	June 2023	KJ Tait	Conclusions remain valid
Viability Assessment	June 2023	Avison Young	Superseded
Viability Assessment	November 2023	Avison Young	Updated document
Waste Management Strategy (PBSA)	June 2023	Curtins	Superseded
Waste Management Strategy (PBSA)	083371-CUR-XX-XX-T-TP-00001 Rev P05	Curtins	Updated document
Waste Management Proforma (Life Science)	June 2023	Hawkins Brown	Conclusions remain valid
Environmental Statement			
Chapter 1 - Introduction	June 2023	Egniol	To be read alongside ES Addendum
Chapter 2 - Approach	June 2023	Egniol	To be read alongside ES Addendum
Chapter 3 - Site Description	June 2023	Egniol	To be read alongside ES Addendum
Chapter 4 - Alternatives	June 2023	Egniol	To be read alongside ES Addendum
Chapter 5 - The Proposed Development	June 2023	Egniol	To be read alongside ES Addendum
Chapter 6 - Townscape and Visual Impact Assessment	June 2023	Re-form	To be read alongside ES Addendum
Chapter 7 - Built Heritage	June 2023	Turley	To be read alongside ES Addendum
Chapter 8 - Transport	June 2023	Focus Transport Planning	To be read alongside ES Addendum
Chapter 9 - Socioeconomic Assessment	June 2023	Brookdale	To be read alongside ES Addendum
Chapter 10 - Daylight, Sunlight and Overshadowing	June 2023	Proximity	To be read alongside ES Addendum
Chapter 11 - Wind	June 2023	GIA	To be read alongside ES Addendum

Document	Reference	Author	Update / Notes
Chapter 12 - Climate Change	June 2023	BWB	To be read alongside ES Addendum
Chapter 13 - Summary of Mitigation and Residual Effects	June 2023	Egniol	To be read alongside ES Addendum
Appendices	June 2023	-	To be read alongside ES Addendum
Environmental Statement Addendum			
Chapter 1 - Introduction	November 2023	Egniol	Addendum
Chapter 2 - Approach	November 2023	Egniol	Addendum
Chapter 3 - Site Description	November 2023	Egniol	Addendum
Chapter 4 - Alternatives	November 2023	Egniol	Addendum
Chapter 5 - The Proposed Development	November 2023	Egniol	Addendum
Chapter 6 - Townscape and Visual Impact Assessment	November 2023	Re-form	Addendum
Chapter 7 - Built Heritage	November 2023	Turley	Addendum
Chapter 8 - Transport	November 2023	Focus Transport Planning	Addendum
Chapter 9 - Socioeconomic Assessment	November 2023	Brookdale	Addendum
Chapter 10 - Daylight, Sunlight and Overshadowing	November 2023	Proximity	Addendum
Chapter 11 - Wind	November 2023	GIA	Addendum
Chapter 12 - Climate Change	November 2023	BWB	Addendum
Chapter 13 - Summary of Mitigation and Residual Effects	November 2023	Egniol	Addendum
Appendices	November 2023	-	Updated plans / documents