

Upper Brook Street Masterplan Williams / Alliance UBS Limited Design and Access Statement Addendum

Design and Access Statement

Document control and issue sheet

Document history

Version	Date	Description
P01	01/11/23	Addendum issued to accompany the Design and Access Statement

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1 Introduction

- 1.1 Executive Summary
- 1.2 Details of Client and Design Team
- 1.3 Overview of Consultation and Engagement

1

Introduction

1.1

Executive Summary

Please note that this addendum report should be read in conjunction with the full Design and Access Statement submitted as part of Planning Application 137401/FO/2023.

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.

This report has been prepared by Hawkins\Brown, Simpson Haugh Partnership and Re-Form Landscape Architects on behalf of Williams Motor Co (Holdings) Limited and Alliance UBS Limited, to support a full planning application for a life sciences and purpose-built student accommodation (PBSA) development (hereafter referred to as the ‘Proposed Development’) on land within the emerging the Upper Brook Street Masterplan (hereafter referred to as the ‘Site’).

This addendum to the submitted Design and Access Statement has been prepared to provide an overview of the amendments that have been made to the proposals in direct response to comments received during the determination period. These changes principally relate to a reduction in the height and massing of the PBSA building ‘A1’, though they also include a modest change to the massing of Life Sciences building ‘B2’.



Above:
Front cover of the full Design and Access Statement submitted as part of Planning Application 137401/FO/2023.

1

Introduction

1.2

Details of Client and Design Team

Application Name:
Williams Motor Co (Holdings) Limited and Alliance UBS Limited

Client:
Property Alliance Group (PAG)
Moda Living (Moda)

Joint Venture
The Proposed Development is being brought forward by the Applicant, Williams Motor Co (Holdings) Limited and Alliance UBS Limited, which is a Joint Venture between Property Alliance Group (PAG) and Moda Living (Moda).



Property Alliance Group (PAG)
PAG is an award-winning, full service property company which has a highly successful track record based on 30 years of development and investment in the North West region. This is reflected in their exciting residential, industrial, office, hotel, and student accommodation development pipeline which has been built by their strong team of qualified professionals and in-house asset management team. Recent examples of PAG's success in Manchester include Axis, Oxygen, Renaissance, Piccadilly Place, 55 Portland Street and 3 St Peters Square. Moda is the UK's fastest growing residential brand pioneering positive change in the rental sector via its "Next Generation Neighbourhoods" across a range of living platforms. Their student resident neighbourhoods represent an opportunity to re-imagine the benefits of renting within a highly amenitised, highly managed and affordable landlord system attracting student residents from a wide ranging cross section of the community. Their neighbourhoods deliver happy, healthy and secure living environments with the health and well-being of our residents at their core.



Moda Living (Moda)
With a UK-wide pipeline of 20,000 homes worth a combined £6.5bn, Moda are investing substantial monies in their Next Generation Neighbourhoods. Moda's key objective is to create inclusive long-term neighbourhoods which exceed the needs of today while enabling agile adaptation to proactively respond to an ever-changing world. The integrated approach of Moda to innovative design solutions coupled with long-term stewardship enables the high-quality of the built and lifestyle environment to be maintained throughout the lifetime of the development. Examples of Moda's success in the North West includes their high-quality residential schemes in Manchester (Angel Gardens), Liverpool (The Lexington) and Leeds (New York Square).

Masterplan

Masterplan Architects:
Hawkins\Brown

Planning Consultant:
Ashton Hale

Landscape Architects:
Re-Form

Civil Engineer:
WSP

Fire Engineer:
Design Fire

Heritage Consultant:
Turley

Transport Consultant:
Focus Transport

Plot A - PBSA

Architects:
Simpson Haugh Partnership

Structural Engineer:
Edge

MEP:
Ridge

Transport Consultant:
Curtins

Plot B - Life Sciences

Architects:
Hawkins\Brown

Structural Engineer:
WSP Plot B

MEP:
KJTait (Plot B)



1 Introduction

1.3 Overview of changes in response to feedback

Amendment proposed to the corner of B2

A change is proposed to the north-east corner of the Life Sciences building 'B2'. This change chamfers the corner of the building, resulting in a reduction of 34m² in total Gross Internal Area.

This change is shown and explained in greater detail within 'Chapter 2'.

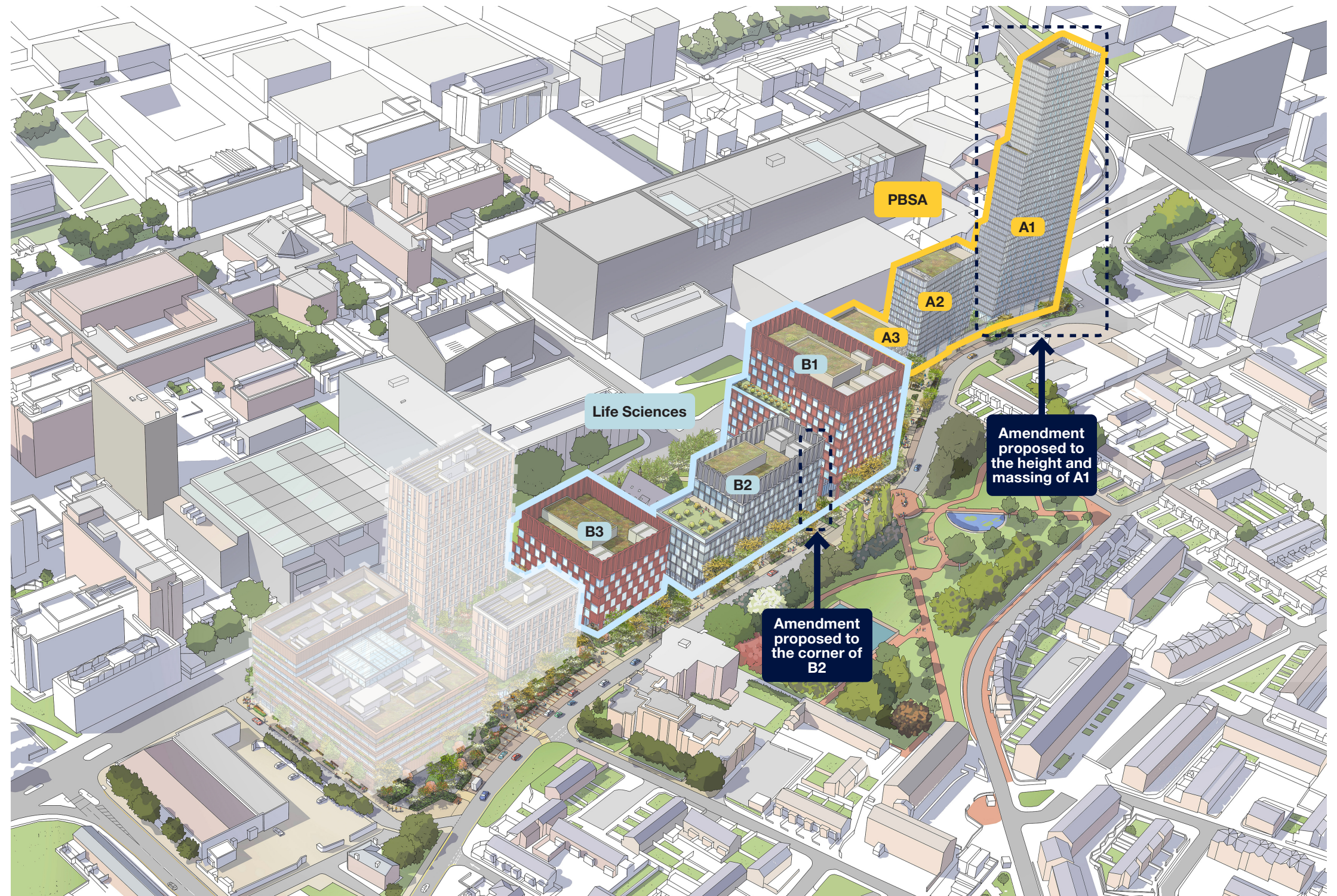
Amendment proposed to the height and massing of A1

Following comments received during the planning determination, Building A1 has been reduced in height by 12 storeys. Subsequently there is a reduction in overall PBSA accommodation provision to 983no. beds (sui generis) across the three buildings. This represents an overall reduction of 117no. beds.

Buildings A1 and A2, which are still linked by ground floor uses, now contains 763no. beds combined. Building A3, a standalone building containing 220no. beds, remains unchanged apart from the roof plant enclosure described below.

Alongside the above change, there are a number of developmental changes in response to the new design context, alongside a number of changes that are inherent to the new mass and form.

These changes are shown and explained in greater detail within 'Chapter 3'.



3.1 Design Statement

- 3.1.1 Summary of Changes
- 3.1.2 Accommodation Summary
- 3.1.3 Massing Overview
- 3.1.4 Massing Comparison
- 3.1.5 Site Arrangement
- 3.1.6 Ground Floor Arrangement
- 3.1.7 Building A1/A2 Basement
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- 3.1.15 Building A1/A2 Ground Floor Colonnade
- 3.1.16 Building A1/A2 Updated Entrance
- 3.1.17 Building A1 Level 29 Amenity Glazing
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3.2 Accessibility and Inclusive Design

- 3.2.1 Overview and Principle Aims
- 3.2.2 Security Strategy
- 3.2.3 Moving, Delivery and Vehicular Strategy
- 3.2.4 Cycle Storage
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- 3.2.6 Access and Maintenance Strategy
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- 3.2.8 Building A3 Staff Accessibility
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- 3.2.10 Communal Accessibility

3

PBSA (Plot A)

3.1

Design Statement

3.1.1

Summary of Changes

Following comments received during the planning determination, Building A1 has been reduced in height by 12 storeys. Subsequently there is a reduction in overall PBSA accommodation provision to 983no. beds (sui generis) across the three buildings. This represents an overall reduction of 117no. beds.

Buildings A1 and A2, which are still linked by ground floor uses, now contains 763no. beds combined. Building A3, a standalone building containing 220no. beds, remains unchanged apart from the roof plant enclosure described below.

Alongside the above change, there are a number of developmental changes in response to the new design context, alongside a number of changes that are inherent to the new mass and form. The changes are described below:

Mezzanine

A mezzanine has been added into Building A1/A2 by raising Level 1 and retaining the datum of Level 2 as previously shown. There are multiple benefits to the integration of the mezzanine, namely:

- Creation of a taller colonnade to the exterior of the building by raising Level 1. This provides a betterment of the external environment for pedestrians moving around the building. The ground floor cladding design has been replicated across the mezzanine, enhancing the previous concept of the ground being read as a podium or pedestal to the accommodation volumes above
- Positioning of study spaces adjacent to the double height entry space, providing further activation of this space and visual connection to the building users upon entering the building
- Cycle storage and plantrooms can be removed from the basement, enabling the basement to be reduced in size

Basement

The basement to Building A1/A2 has been reduced in size, in relation to the cycle store reallocation described above.

Removal of Level 1 terrace

In relation to the raising of Level 1 and reconfiguration of the internal layouts and location of bedrooms, the Level 1 terrace has been removed, providing a consolidation of external space

at Level 14 in Building A2.

Landscape and wind baffle development

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.

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. To achieve this, a different grain and colour has been given to the pleated panels.

Level 29 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.

Building A2 development

The overall mass for Building A2 remains unchanged apart from the development described around the base of the building. As a result of the internal reconfiguration and inclusion of the mezzanine, Building A2 now provides an additional 3no. beds.

Building A3 roof

Following review of the servicing requirements, an internal plant enclosure has been added to the same height of the existing core overrun, concealed by the full height perimeter parapet.

In summary, Building A1/A2’s accommodation remains as a mix of studio apartments and 3-4 person cluster flats with shared kitchen facilities. Included within the studio mix, there are standard studios, large studios and accessible studios; alongside duplex studios. Within the cluster flats, enlarged accessible cluster bedrooms are provided.

In addition to the 763no. beds in Building A1/A2, the ground floor contains a 121sqm GIA commercial unit (Use Class E), reception and amenity spaces, a resident’s gym, plant and refuse spaces, staff welfare and management spaces. A

basement houses plant space. A ground floor mezzanine provides amenity, plant space and cycle storage. The twenty-ninth floor of Building A1 contains amenity spaces with city-wide views. The fourteenth floor of Building A2 provides amenity spaces alongside a 216sqm external terrace.

There is approximately 1,128sqm GIA of amenity within Building A1/A2, providing in the region of 1.5sqm of amenity per bed. The amenity spaces are intended to include:

- residents lounges
- study rooms and booths
- gaming and movie rooms
- games rooms
- private dining
- laundry
- gym

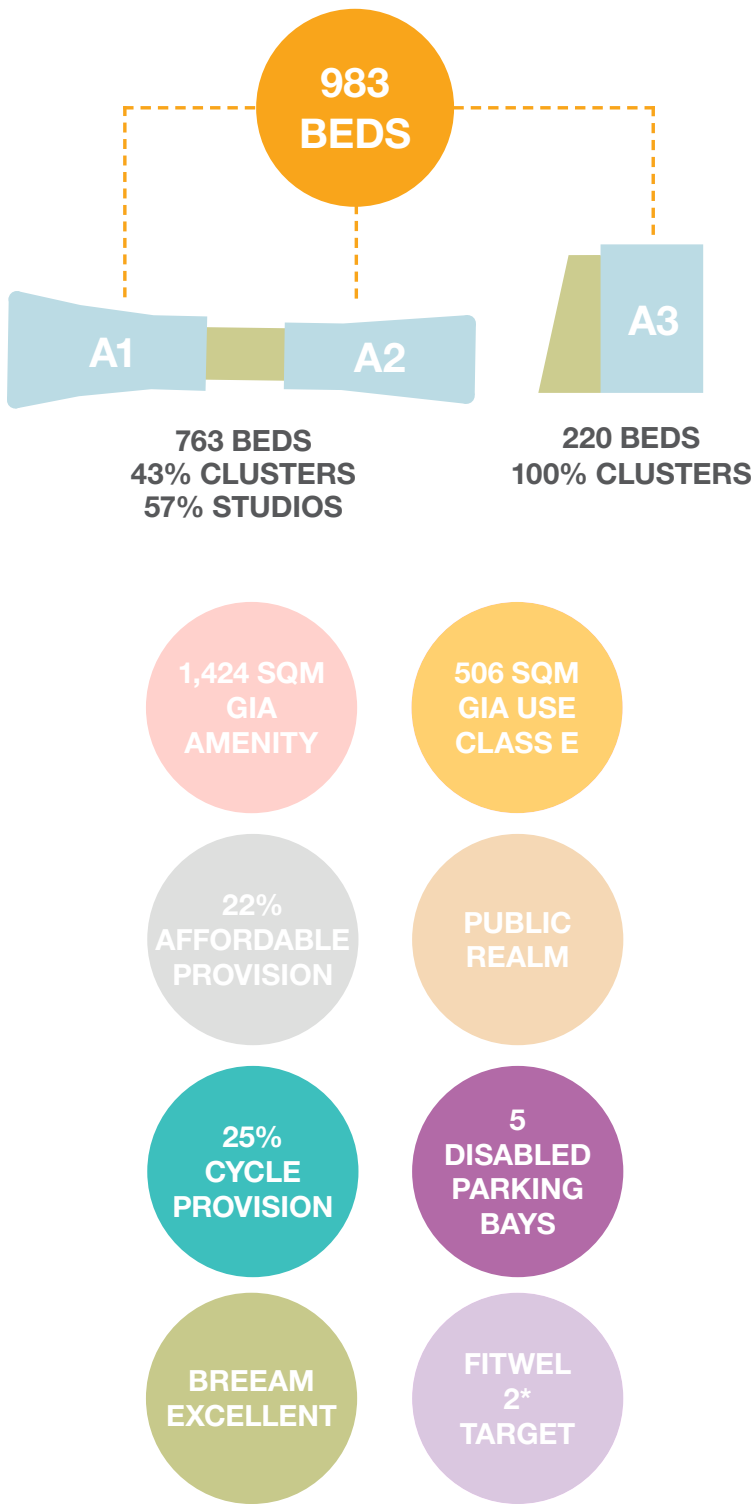
In Building A3, the accommodation is provided in the form of 6 and 8 person cluster flats with shared kitchen facilities. These flats also provide enlarged accessible cluster bedrooms.

In addition to the 220no. beds in Building A3, the ground floor contains a 385sqm GIA commercial unit (Use Class E), reception and amenity spaces, cycle storage, plant and refuse spaces, staff welfare and management spaces. First floor contains amenity spaces and a 183sqm external terrace, alongside plant rooms.

There is approximately 296sqm GIA of amenity within Building A3, providing in the region of 1.3sqm of amenity per bed. The amenity spaces are intended to include uses such as:

- residents lounges
- study rooms
- games rooms
- laundry

The total quantum of development now stands at 41,155sqm GEA.



3

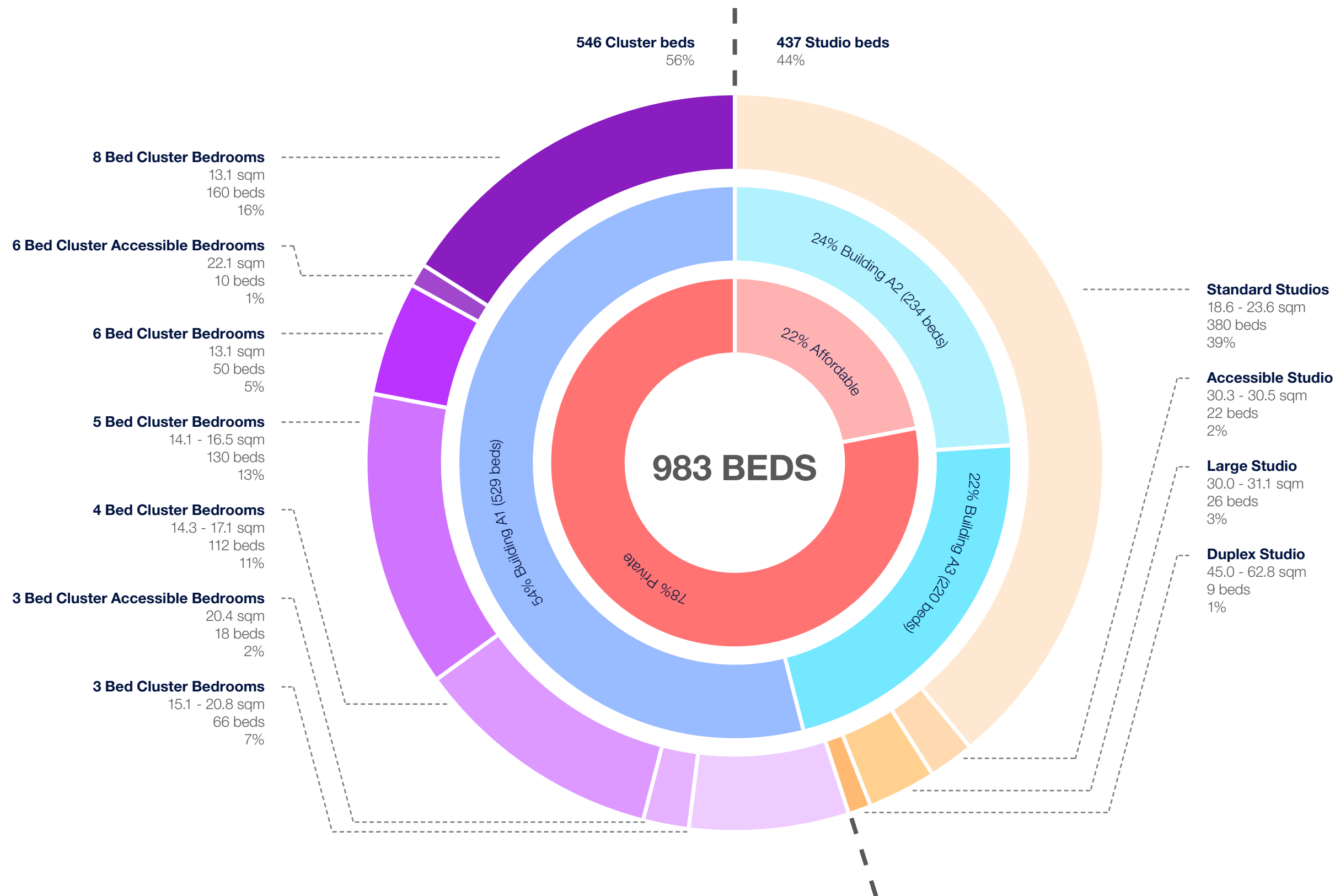
PBSA (Plot A)

3.1

Design Statement

3.1.2

Accommodation Summary



3

PBSA (Plot A)

3.1

Design Statement

3.1.3

Massing Overview

A massing response to the comments received during the determination period was explored, resulting in a mass that provides a simple extrusion of Building A1 that is near equal in width to Building A2, to provide balance in the elevation. This is achieved by reconfiguring the floor plate by 2no. bedrooms per level on a typical floor. One of the benefits of this approach is an increase in space between Building A1 and Building A2, by circa 3.5m.

A simple removal of 12 storeys was deemed unacceptable from a silhouette point of view. Similarly, any steps retained within Building A1 drew emphasis to the base of the overall composition, opposed to defining the two buildings as individual elements and creating a ‘wall’ in relation to the overall masterplan.

Top left

Emphasis of the base

Top right

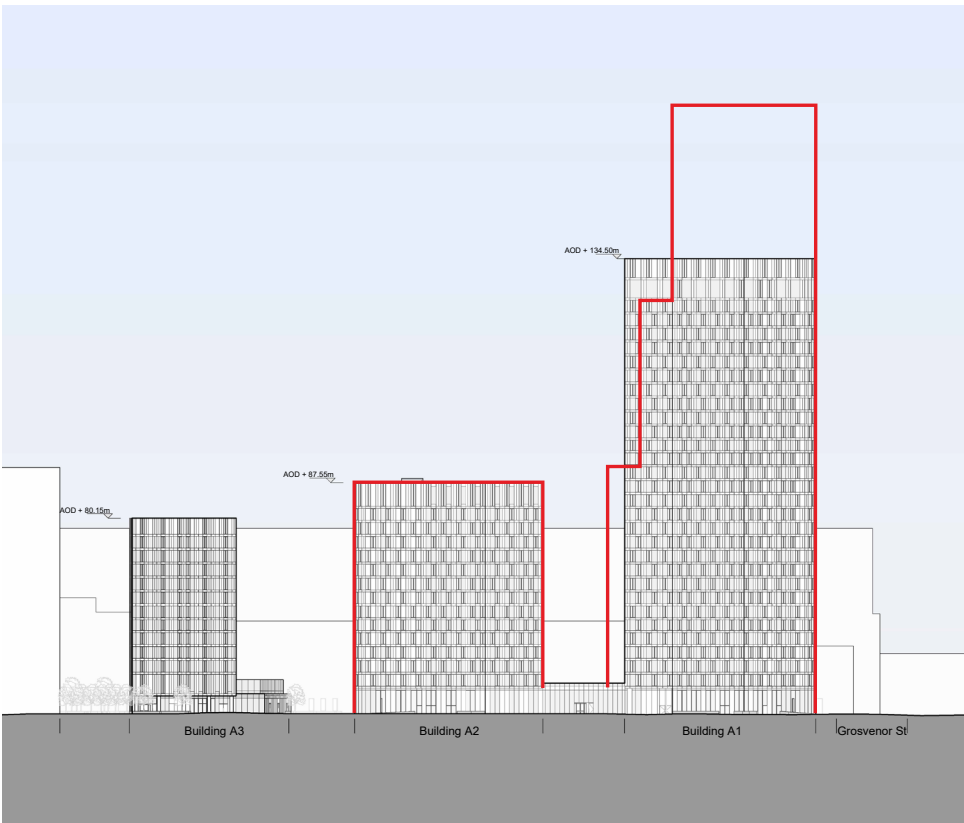
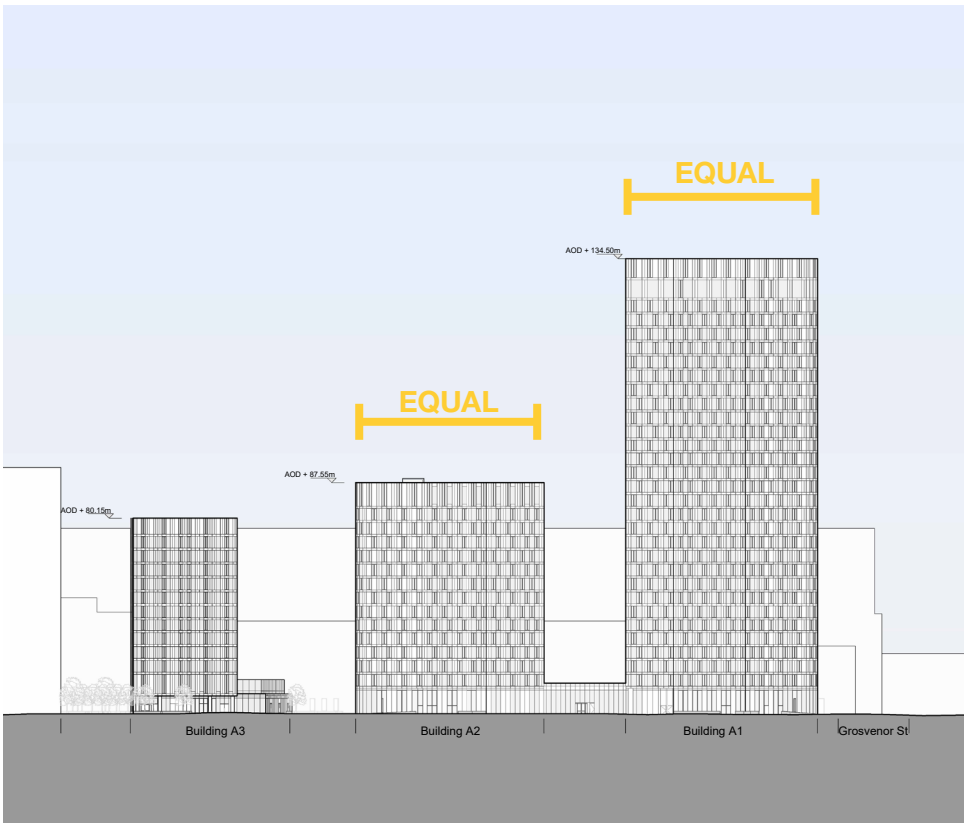
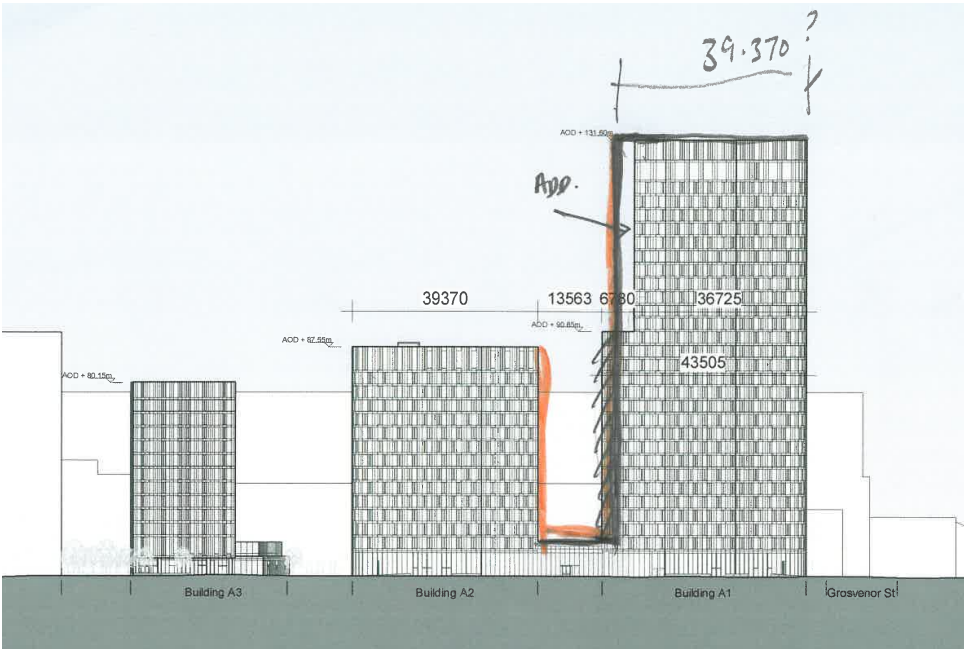
Conceptual sketch

Bottom left

Conceptual diagram

Bottom right

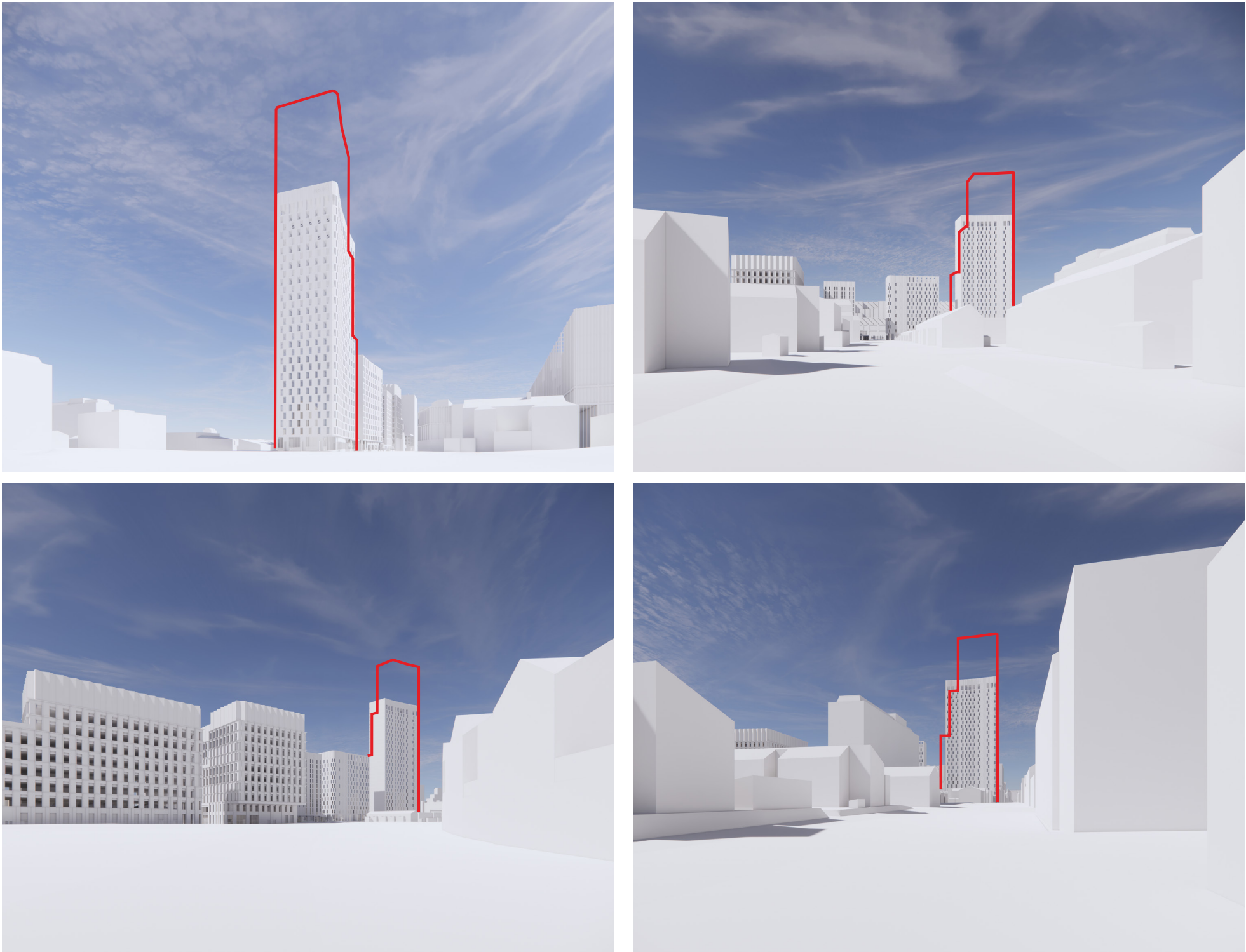
Silhouette overlay



3 **PBSA (Plot A)**
3.1 Design Statement
3.1.4 Massing Comparison

Top left Upper Brook Street	Top right Hanworth Close
Bottom left Gartside Gardens	Bottom right Grosvenor Street

The adjacent imagery provides a silhouette comparison of the previously submitted mass in comparison to the updated proposals.



3

PBSA (Plot A)

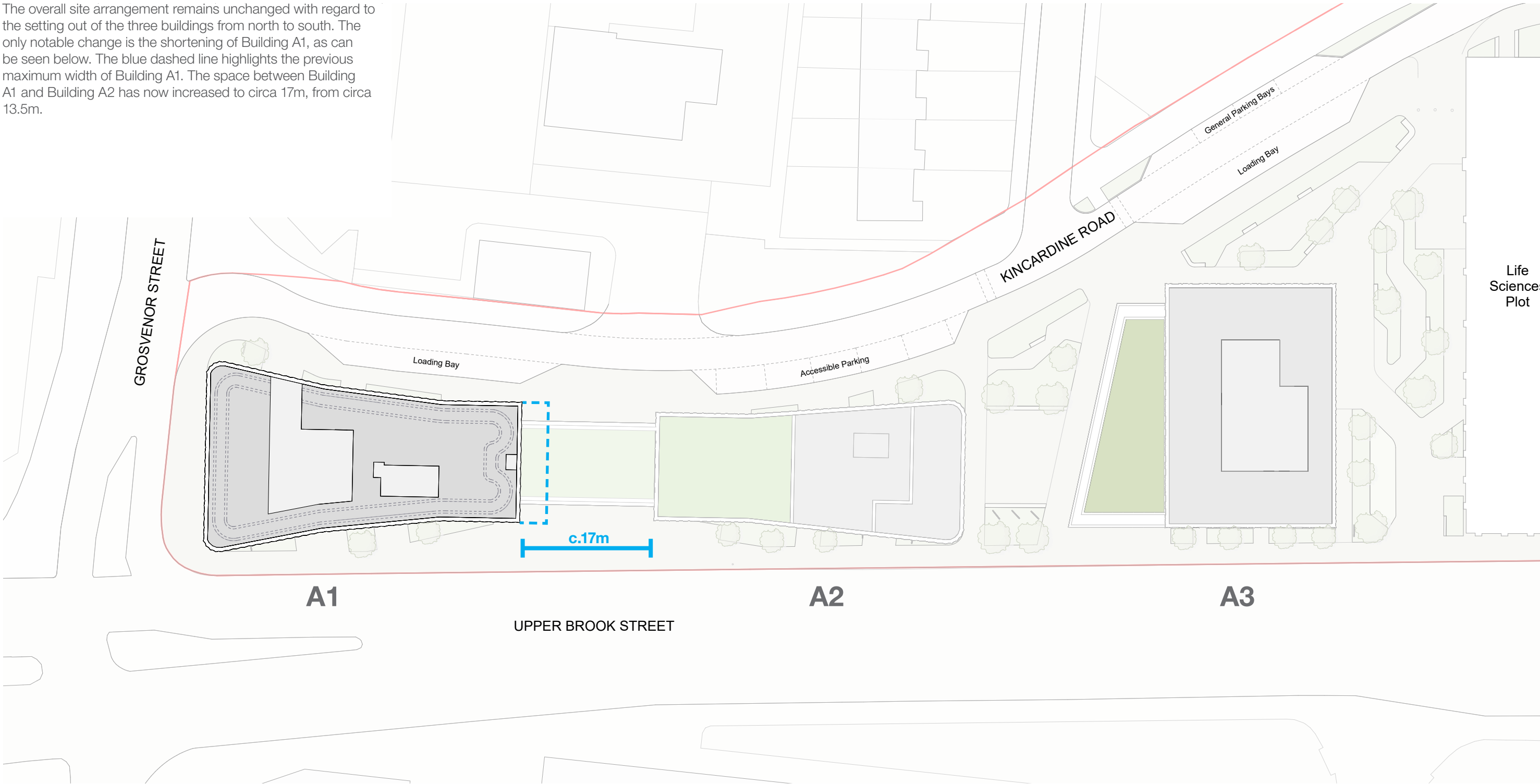
3.1

Design Statement

3.1.5

Site Arrangement

The overall site arrangement remains unchanged with regard to the setting out of the three buildings from north to south. The only notable change is the shortening of Building A1, as can be seen below. The blue dashed line highlights the previous maximum width of Building A1. The space between Building A1 and Building A2 has now increased to circa 17m, from circa 13.5m.



3

PBSA (Plot A)

3.1

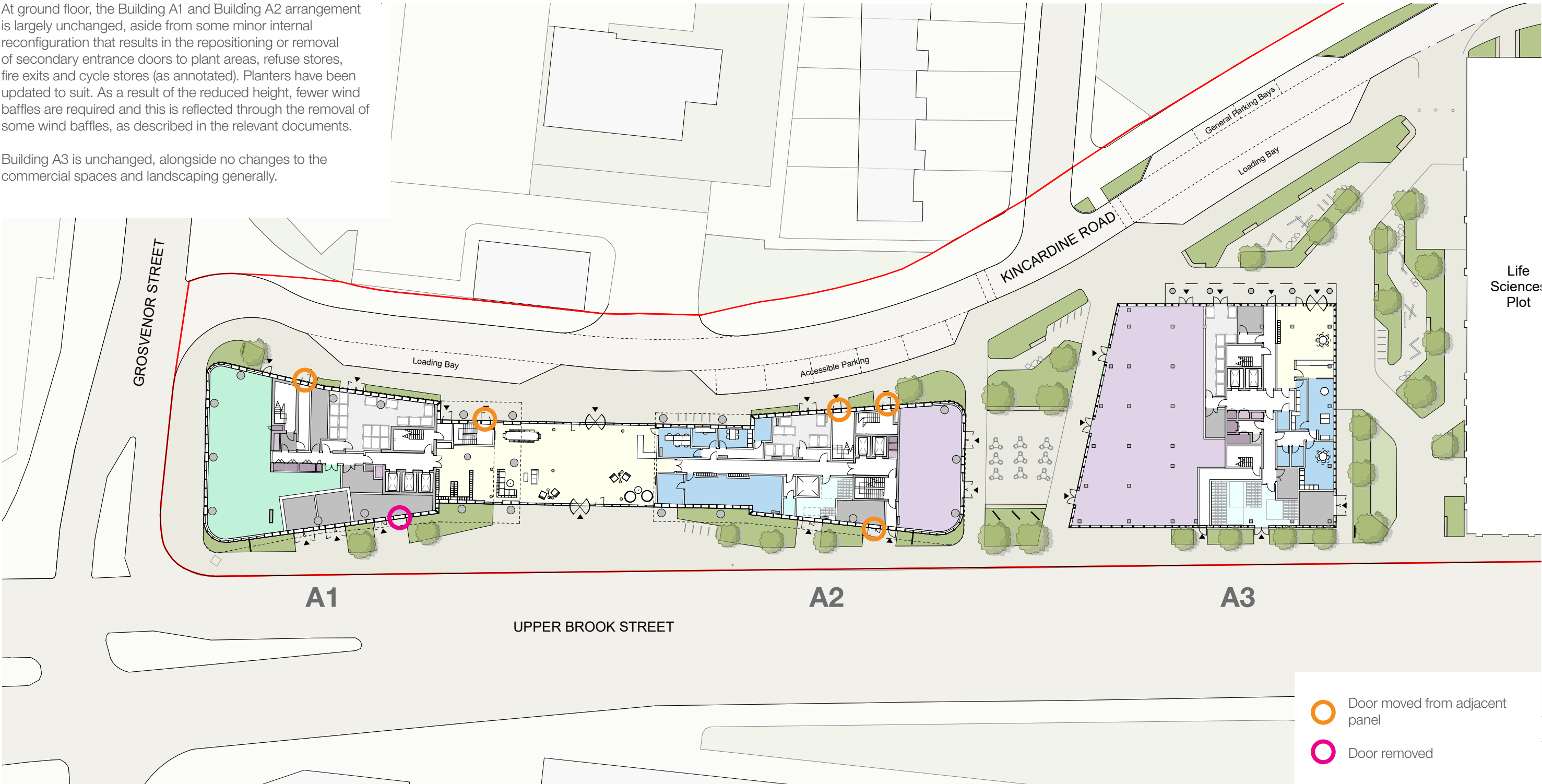
Design Statement

3.1.6

Ground Floor Arrangement

At ground floor, the Building A1 and Building A2 arrangement is largely unchanged, aside from some minor internal reconfiguration that results in the repositioning or removal of secondary entrance doors to plant areas, refuse stores, fire exits and cycle stores (as annotated). Planters have been updated to suit. As a result of the reduced height, fewer wind baffles are required and this is reflected through the removal of some wind baffles, as described in the relevant documents.

Building A3 is unchanged, alongside no changes to the commercial spaces and landscaping generally.



3

PBSA (Plot A)

3.1

Design Statement

3.1.7

Building A1/A2 Basement

The basement remains situated beneath the entrance link and Building A2, however it has been reduced in footprint.

This has predominantly been achieved by removing the cycle storage and placing it on the newly added mezzanine. The basement now provides plant space only.



3

PBSA (Plot A)

3.1

Design Statement

3.1.8

Building A1/A2 Ground Floor

The conceptual approach to the ground floor remains as previously presented, with the entrances of Building A1/A2 setback from the main building line, positioned centrally within the link between articulated columns that support the buildings above. The entrances remain clearly defined through the use of building signage.

Upon arrival, residents and visitors of Building A1/A2 enter into a large reception and amenity ‘hub’, which includes post storage, large social tables and seating areas. This space has been developed through the integration of the mezzanine, which helps activate the space through the amenity uses on

the mezzanine balcony; providing an entrance space that is multi-layered and full of activity.

The cores of each building remain unchanged, with corridors continuing to provide access to staffed areas, which include offices, welfare spaces and parcel storage. A residents gym which has been increased in size, is accessible via the Building A1 core, creating high levels of activity on Grosvenor Street.

The loading bay and 5no. accessible parking spaces on Kincardine Road, remain unchanged; providing servicing, refuse collection and drop off spaces.

Within the new external landscaping, a reduction in the number of baffles has been implemented to reflect the updated wind mitigation requirements, which includes still includes the same quantum of trees. Sheffield stands are incorporated at each entrance to provide an option for visitors and ad-hoc deliveries via bike.

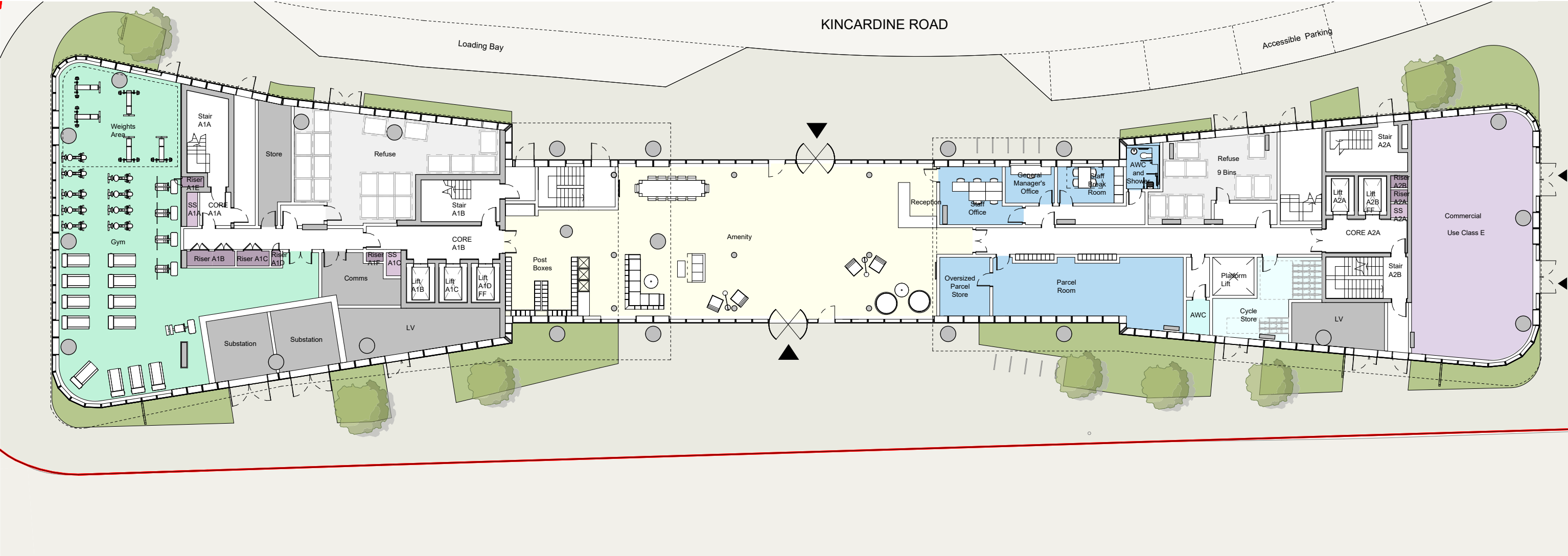
Plant spaces including a substation face onto Upper Brook Street as a result of their inactive facades and the dominant vehicular nature of the road.

The cycle store remains located on Upper Brook Street, in a

highly visible location. The location also provides a direct link to the university and follows the diagrammatic positioning of inactive facades. The main cycle store is now situated on the mezzanine, alongside a smaller ground floor store. Lift access is still provided between the two levels.

A segregated contraflow cycle lane remains on Kincardine Road, providing improved cycle infrastructure in and around the local area.

The commercial unit facing onto Hanworth Court is unchanged, with no internal access provided to this unit.



3

PBSA (Plot A)

3.1

Design Statement

3.1.9

Building A1/A2 Mezzanine

The mezzanine has been added as a result of reviewing the overall amenity provision, in the context of a new mass and quantum of bedrooms.

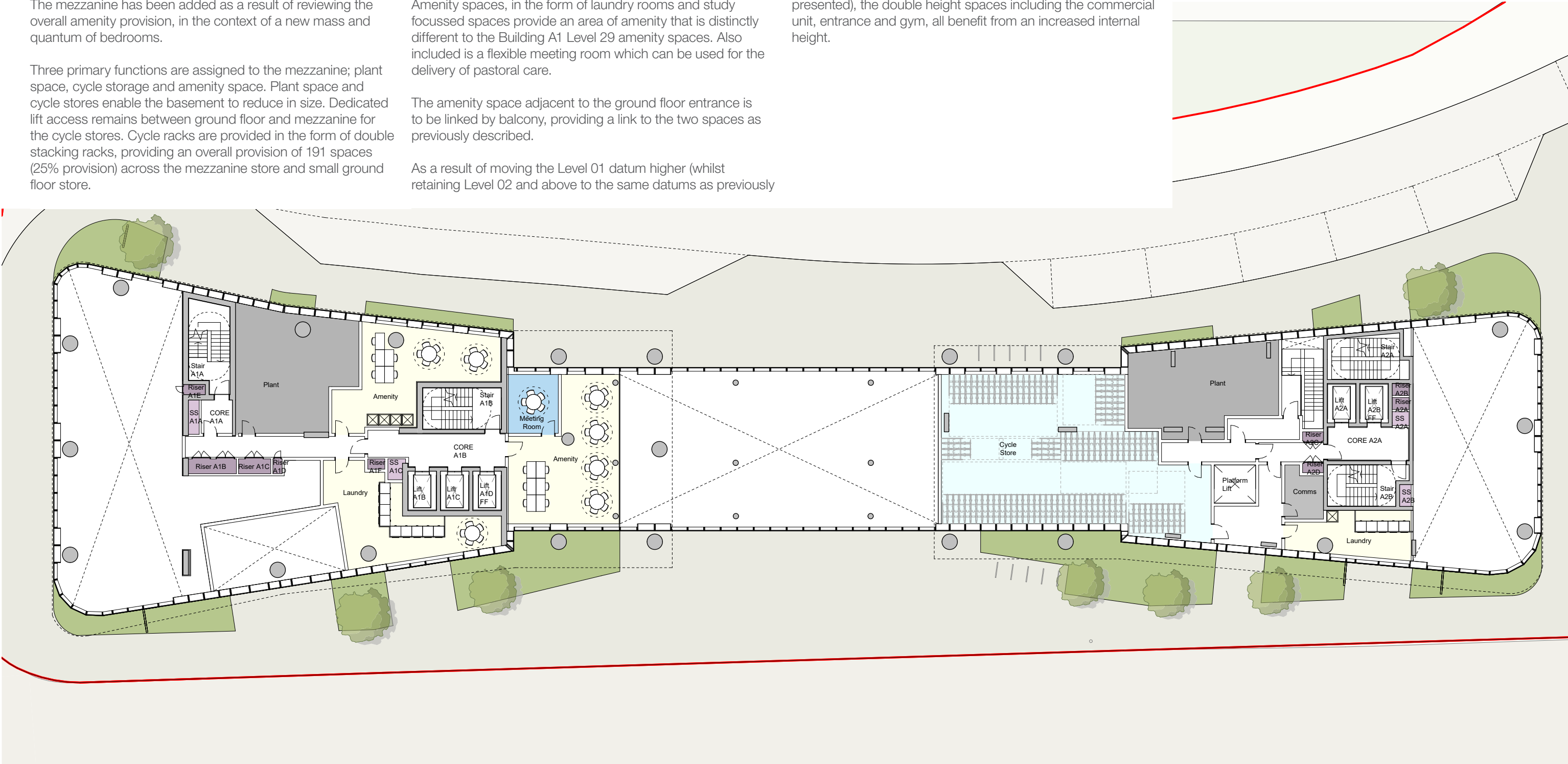
Three primary functions are assigned to the mezzanine; plant space, cycle storage and amenity space. Plant space and cycle stores enable the basement to reduce in size. Dedicated lift access remains between ground floor and mezzanine for the cycle stores. Cycle racks are provided in the form of double stacking racks, providing an overall provision of 191 spaces (25% provision) across the mezzanine store and small ground floor store.

Amenity spaces, in the form of laundry rooms and study focussed spaces provide an area of amenity that is distinctly different to the Building A1 Level 29 amenity spaces. Also included is a flexible meeting room which can be used for the delivery of pastoral care.

The amenity space adjacent to the ground floor entrance is to be linked by balcony, providing a link to the two spaces as previously described.

As a result of moving the Level 01 datum higher (whilst retaining Level 02 and above to the same datums as previously

presented), the double height spaces including the commercial unit, entrance and gym, all benefit from an increased internal height.



3 **PBSA (Plot A)**
3.1 Design Statement
3.1.10 Building A1 Typical Levels

Building A1 typical levels remain unchanged apart from a change from 8no. standard studios to 6no. standard studios at the south of the building.

This footprint is the applied to all floor plates in lieu of the previously presented stepping floor plates. Minor variations occur across Levels 1 to 24 to account for changes in accessible provision. Levels 25 to 28 then provide duplex units in the same manner as previously presented.

Level 29 provides a significant amenity space as will be described overleaf, alongside 6no. studio to the south.



3 PBSA (Plot A)

3.1 Design Statement

3.1.11 Building A1/A2 Amenity Provision

Top
Building A1/A2 Ground

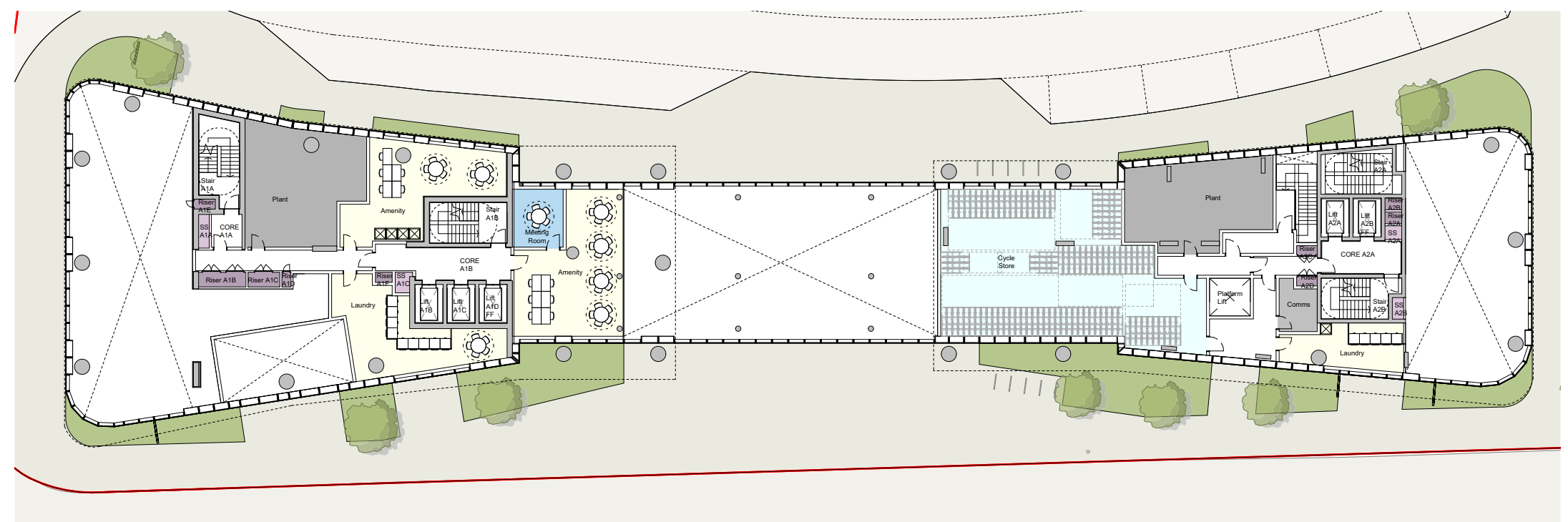
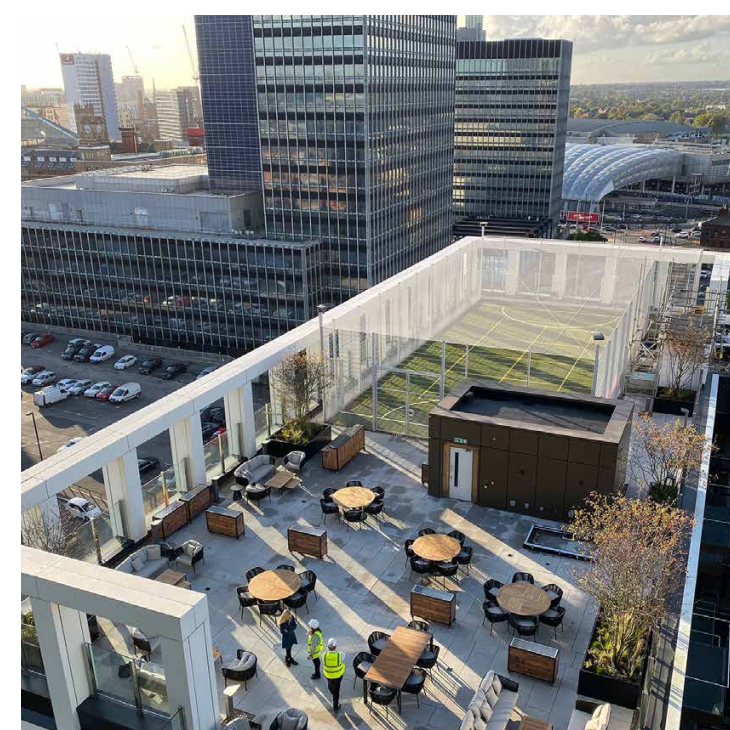
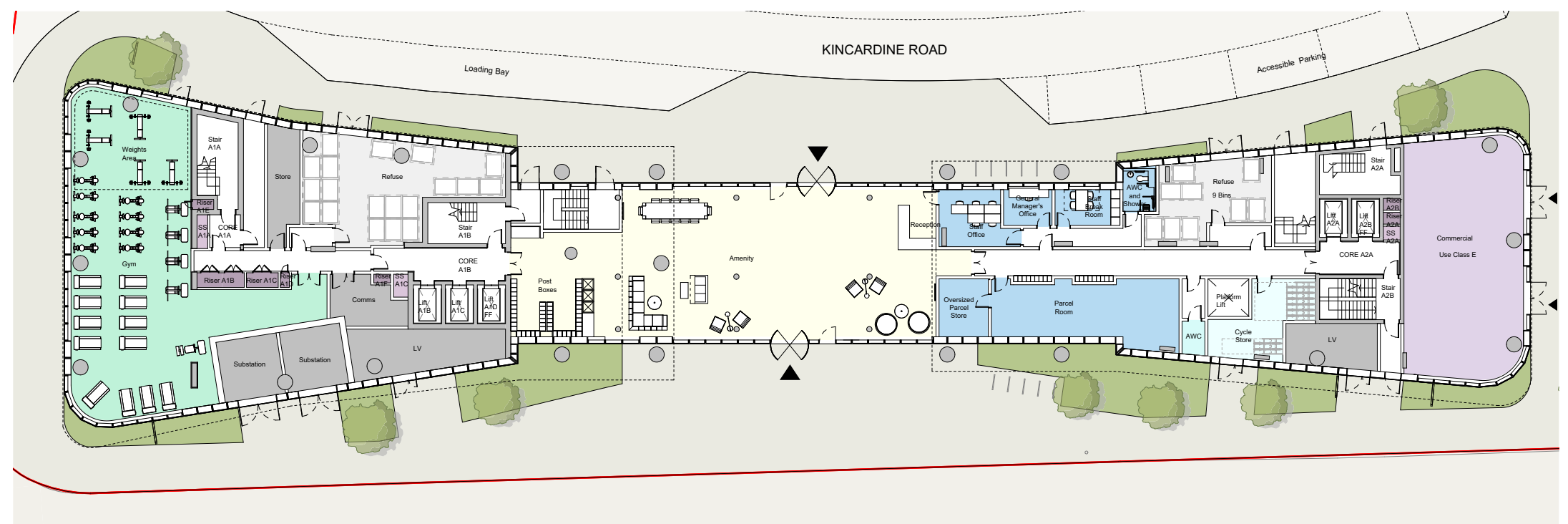
Bottom
Building A1/A2 Mezz.

All amenity spaces within Building A1/A2 remain accessible to the residents of Building A1/A2 via the active link at ground floor.

Beyond the amenity and gym provision at ground floor, Building A1 mezzanine provides amenity spaces which are study focussed, for individuals and groups.

Building A1 mezzanine includes a private meeting room to ensure the wellbeing of students and to enable the provision of pastoral care.

Both buildings provide the laundry provision at mezzanine, which are sized to suit the occupancy of each building and provide a focus on socialising whilst doing the laundry.



3

PBSA (Plot A)

3.1

Design Statement

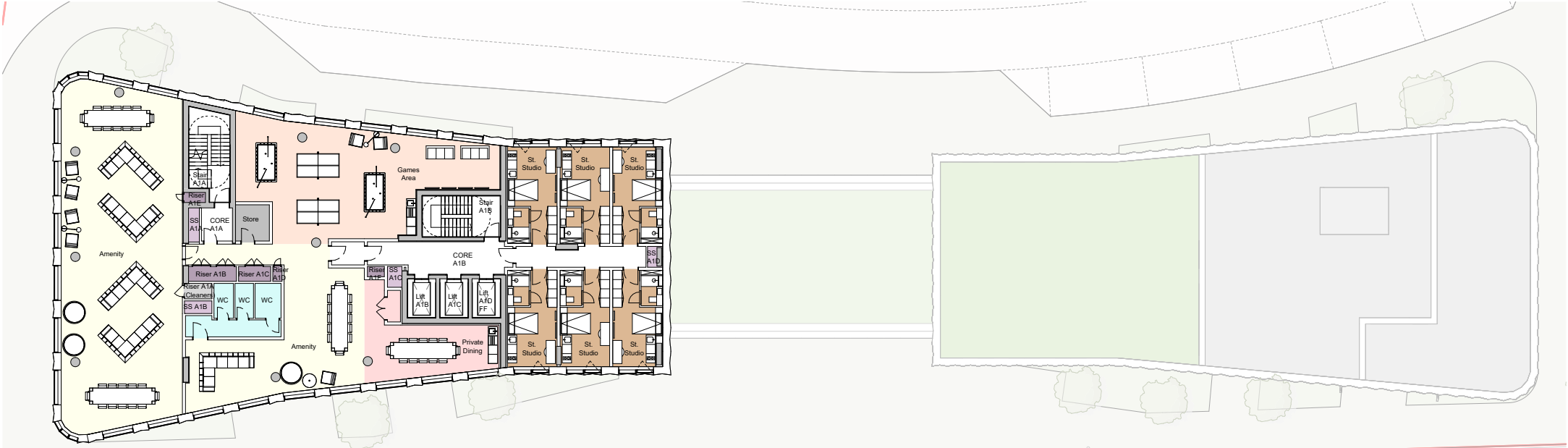
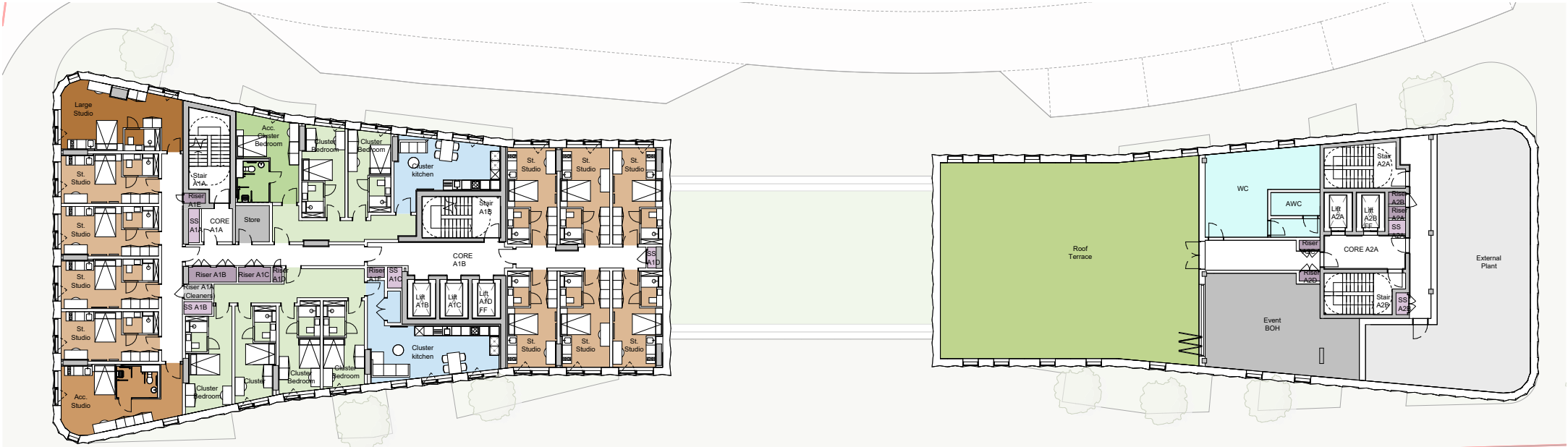
3.1.11

Building A1/A2 Amenity Provision

At Level 14 of Building A2, WCs, storage and back of house spaces remain alongside another level access external terrace, which provides views towards Gartside Gardens and the university. The external terrace is 216sqm in size.

At Level 29 of Building A1, a large provision of amenity spaces exists, which are focussed around socialising and include games, gaming and cinema spaces. Being located at the tallest point in the building, these spaces benefit from unobstructed views across Manchester and the surrounding areas for all of the residents. The glazing to these areas is proposed to increase in size, taking full benefit of the views available. This is described later in the chapter.

All amenity spaces and both external terraces are intended to promote a strong emphasis on student health and wellbeing.



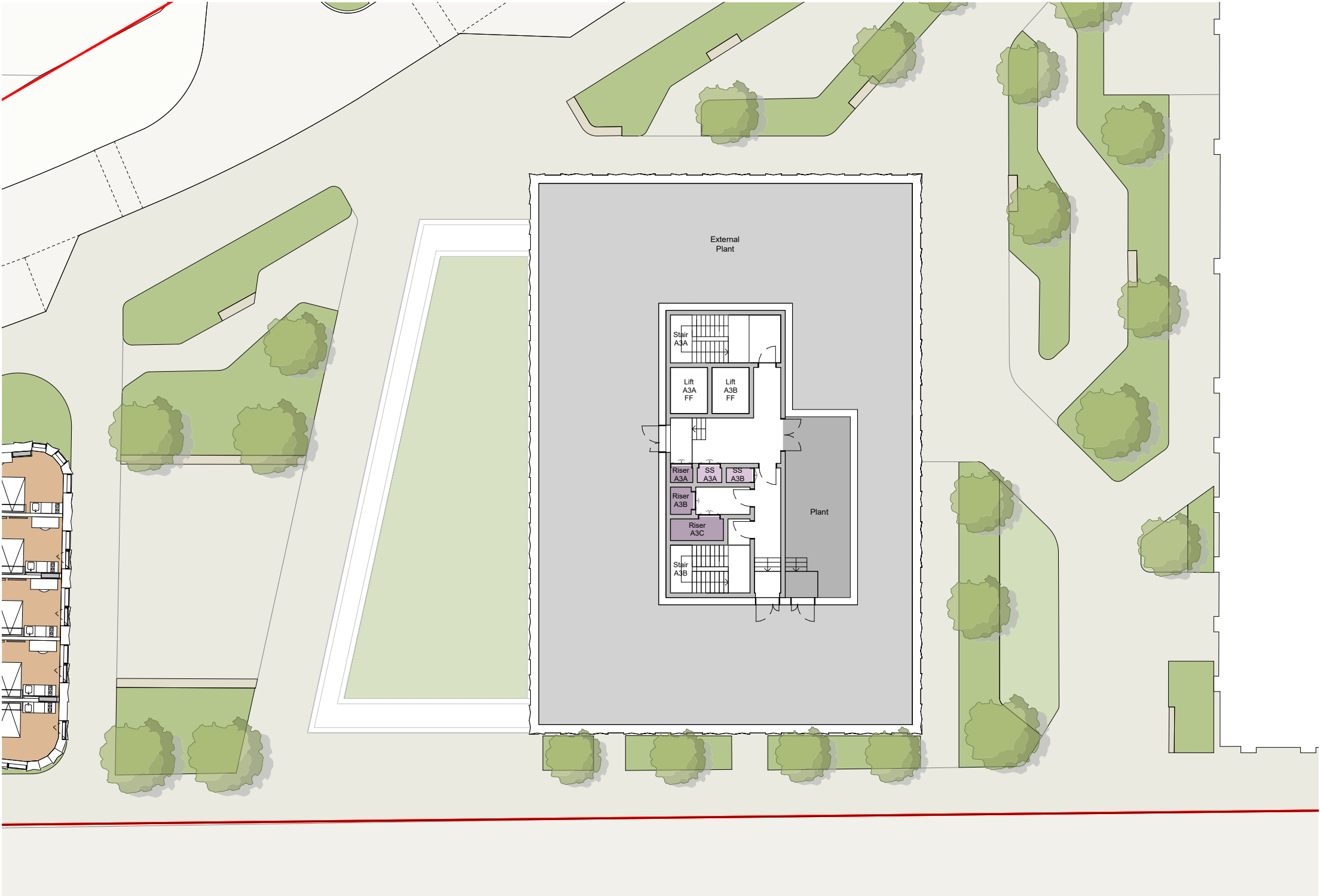


3 PBSA (Plot A)

3.1 Design Statement

3.1.12 Building A3 Roof

Representing the only change to Building A3; 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.



3

PBSA (Plot A)

3.1

Design Statement

3.1.13

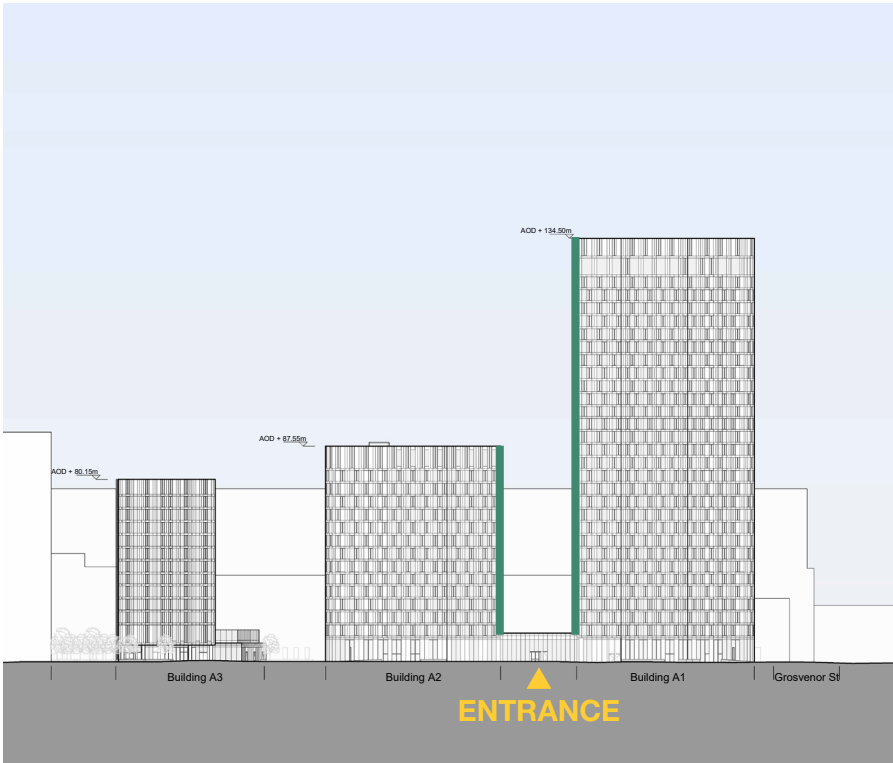
Building A1/A2 Gable walls

As a result of the mass update, the gable walls have been reviewed conceptually through to materiality and detailing.

As part of a simpler form, the gables are to be expressed as a ‘cut’ plane within the plan 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.

This approach is demonstrated across the following pages.



Left

Conceptual diagram

Right

Proposals update

Middle

Original proposals

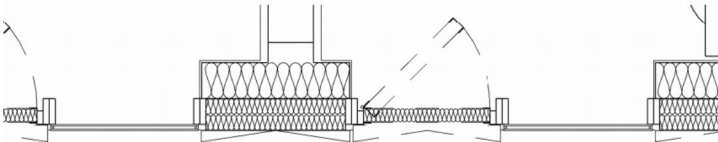
3

PBSA (Plot A)

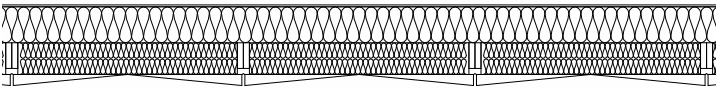
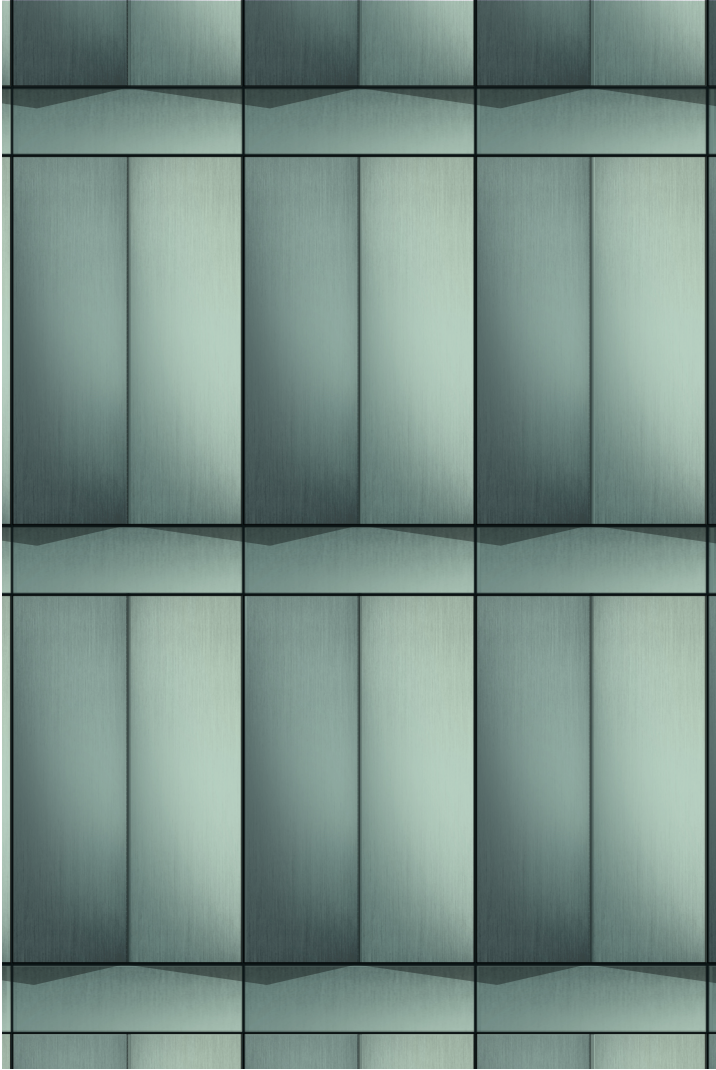
3.1 Design Statement

3.1.14 Building A1/A2 Gable Bay Study

Typical bay
(Unchanged, as previously presented)



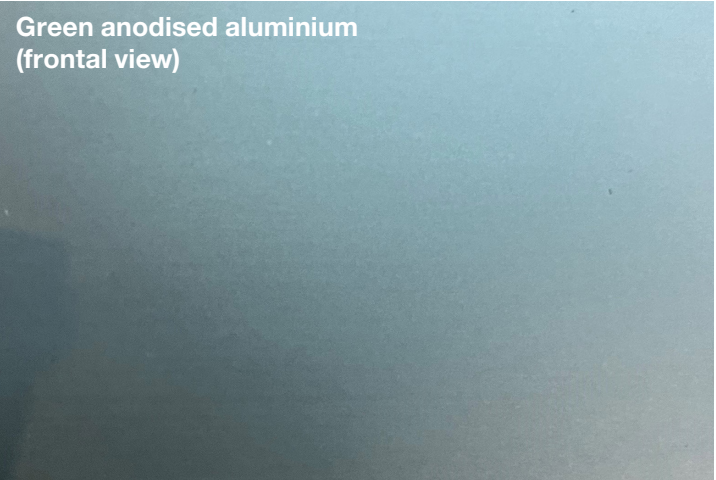
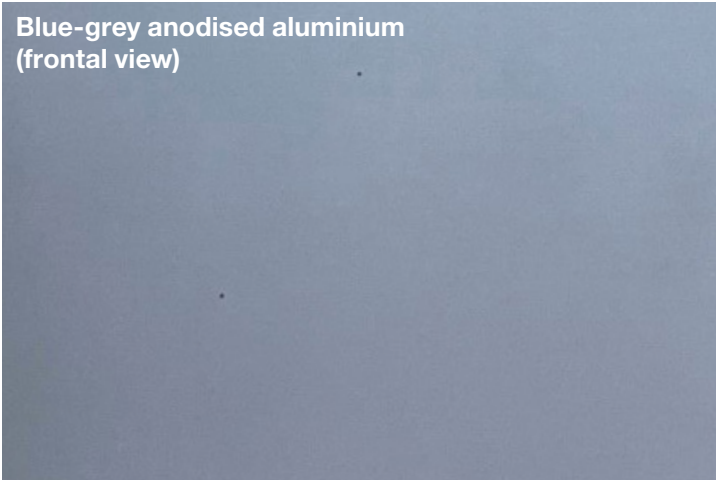
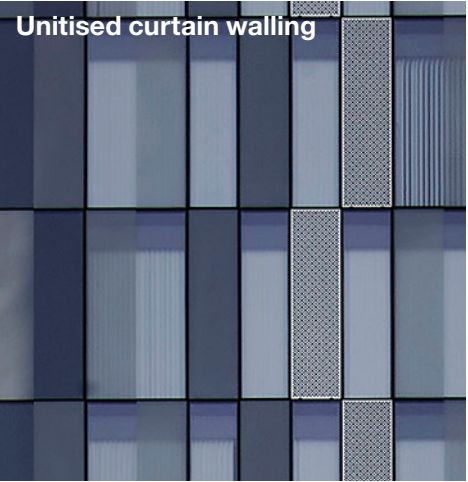
Building A1 South and Building A2 North Elevation
(All green folded facing panels)



Typical floor palette update
The proposed blue-grey anodising provides the benefit of appearing a different tone depending on the viewing angle and daylighting condition, as shown in the images below.

The newly added green anodised aluminium adds further variation and responds equally well to varying light condition, as can be seen in the sample image below.

The anodised aluminium is applied to all perforated facing panels, pleated panels, blank panels and spandrel panels on the upper floors, within the unitised cladding which will also include large format clear glass. The colour and materiality of panels to the rear of perforated panels is to be determined through visual mock ups.



3

PBSA (Plot A)

3.1

Design Statement

3.1.15

Building A1/A2 Ground Floor Colonnade

As described in the summary of changes, the lower levels have been reviewed and one of the key benefits of this is that the ground floor podium and external colonnade becomes taller. This change has not impacted the overall building heights and has been achieved by amending the floor levels below Level 02, which remains at the same height as the previous proposals.

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.

The detailing and materiality remains unified across the buildings, with visual links to the adjacent Life Sciences buildings with regard to the theme of a pedestal base. The pedestal base grounds the buildings and differentiates the ground floor and its uses from those on the levels above.

The main PBSA entrances remain setback from the building line above, to provide a more protected and deeper arrival space for residents and visitors. This move is combined with concrete columns creating a 'colonnade' to announce the entrances.

To continue the horizontal articulation from above, a patterned band is integrated into the design, providing a neat and flexible services ventilation solution whilst also further separating the volume above from the ground floor.

With regard to colour and materiality; anodised aluminium and glass is continued from above alongside the addition of backpainted glass. A dark grey colour is proposed on the basis that this reads as equal to clear glass and the spaces behind them when daylight and read obliquely, emphasising glass reflections and providing a lightness; in comparison to the colour above.



3

PBSA (Plot A)

3.1

Design Statement

3.1.16

Building A1/A2 Updated Entrance



3

PBSA (Plot A)

3.1

Design Statement

3.1.17

Building A1 Level 29 Amenity Glazing

Alongside the overall reconfiguration of the amenity, it is proposed that the Level 29 amenity areas have enlarged picture windows to the amenity spaces; as demonstrated in the adjacent images and drawings.

This treatment takes full benefit of the unobstructed city-wide views, providing a best in class amenity space for building users.

Architecturally, this move is read through the facade design as a different function within the building and a different treatment to the ‘crown’ of the building.

Left top

Original proposals

Right top

Proposals update

Left bottom

Internal view

Right bottom

Plan indicating larger windows to amenity spaces



3 **PBSA (Plot A)**
3.1 Design Statement
3.1.18 Building A1 Updated Parapet



3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

3.2.1

Overview and Principle Aims

Overview

This section of the report sets out details of the measures that have been employed with regard to inclusive access within the PBSA elements of the Proposed Development. The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings, within the application site.

The design has been developed in consideration of national legislation. The considerations seek to avoid discrimination regardless of disability, age, faith, race, sexual orientation or gender.

Access at the site boundary

The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from flat and level approaches.

Circulation and access to primary entrances

The clear width of all access routes from pavement to main entrances are at least 2000mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are ‘flat’ with cross falls introduced for drainage only.

Access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required. In addition, access to primary entrances will include the following;

- Clearly defined pedestrian route to main entrance.
- Signs to identify building and entrances.

Reception desk, waiting areas and entrance lobbies

Main reception area and concierge facilities are located at ground floor of the proposed development with self contained facilities. Further detailed design will be undertaken to determine a suitable fit out and interior design for these spaces.

Reception desks will include a low level desk area for wheelchair users.

Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include some of the following;

- Materials selected to reduce surface glare
- Upon entering, the interior layout will be clearly signposted
- The use of lighting and signage to aid way finding
- Solid floor surfaces to access routes to facilitate ease of wheel chair movement

Communal stairs and lifts, including lobbies

Communal stairs to all cores will be designed to comply with all appropriate Building Regulations. Each building will be provided with a designated Fire Fighting lift which can be used at the Fire Officers discretion for wheelchair users in an evacuation event.

Width of internal circulation routes

All primary circulation corridors are minimum 1350mm wide. A minimum corridor width of 1220mm has been provided within cluster apartments. The layout of the accommodation floors and bedrooms have been carefully considered to avoid facing front door entrances wherever possible.

Internal layout of apartments

5% of the rooms in the PBSA buildings have been allocated as Accessible Rooms, with a pro-rata choice of Accessible Studios and Accessible Cluster Rooms; provided on a variety of building levels across Buildings A1, A2 and A3. The layout and fitout of these rooms will be designed to comply with the guidance in BS 8300 and Approved Document M.

Associated cluster kitchen, living and dining spaces are also designed to accommodate accessibility.

Large format glazing will provide clear unobstructed views, and opening vent panels will be easy to operate. Switches, sockets and controls will be fitted at a height which is usable by all (i.e. between 450mm and 1200mm from the floor).

Emergency egress

Evacuation of disabled people will be a liaison between building managers and occupants; driven by a combination of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. A fire strategy report will be prepared to include egress of people with disabilities, children and elderly people. Alarm systems will provide visual as well as audible signals in an emergency. In addition, Emergency Egress provision will include the following;

- Visual fire alarms especially where people may be alone
- Improvements in legibility of evacuation procedure signs
- Direction and location signs to circulation cores

Fire fighting access

The detailed design will adopt a fire engineered solution utilising references from BS9991.

Accessible parking spaces

The development has been designed as a car free development, save for 5no. on street accessible parking spaces on Kincardine Road.

Equality Act 2010

The client, management and operators of the PBSA development must meet their obligations under the Equality Act 2010, which places specific duties on providers of goods, facilities and services (Part 3), employers (Part 5), those leasing or selling land or property (Part 4), and education providers (Part 6).

Under the EA these duties require that where disabled people are placed at a ‘substantial disadvantage’, ‘reasonable adjustments’ be made to avoid the disadvantage caused by policies, practices or physical features and to provide auxiliary aids. Therefore a suitable management system will be in place with regard to the needs of building users.

3

PBSA (Plot A)

3.2 Accessibility and Inclusive Design

3.2.2 Security Strategy

The ground floor layout has been designed to provide opportunities for passive surveillance of the public realm spaces; with main entrances and commercial units situated adjacent to the public realm which will be well lit and overlooked. All areas of active frontage include full height glazing to the external facade, maximising visibility.

Both commercial units are fully segregated from the residents area.

Entrances will be well lit and the development will incorporate CCTV. The building becomes the defence line with appropriate window and door specifications.

The development will benefit from 24 hour on-site concierge.

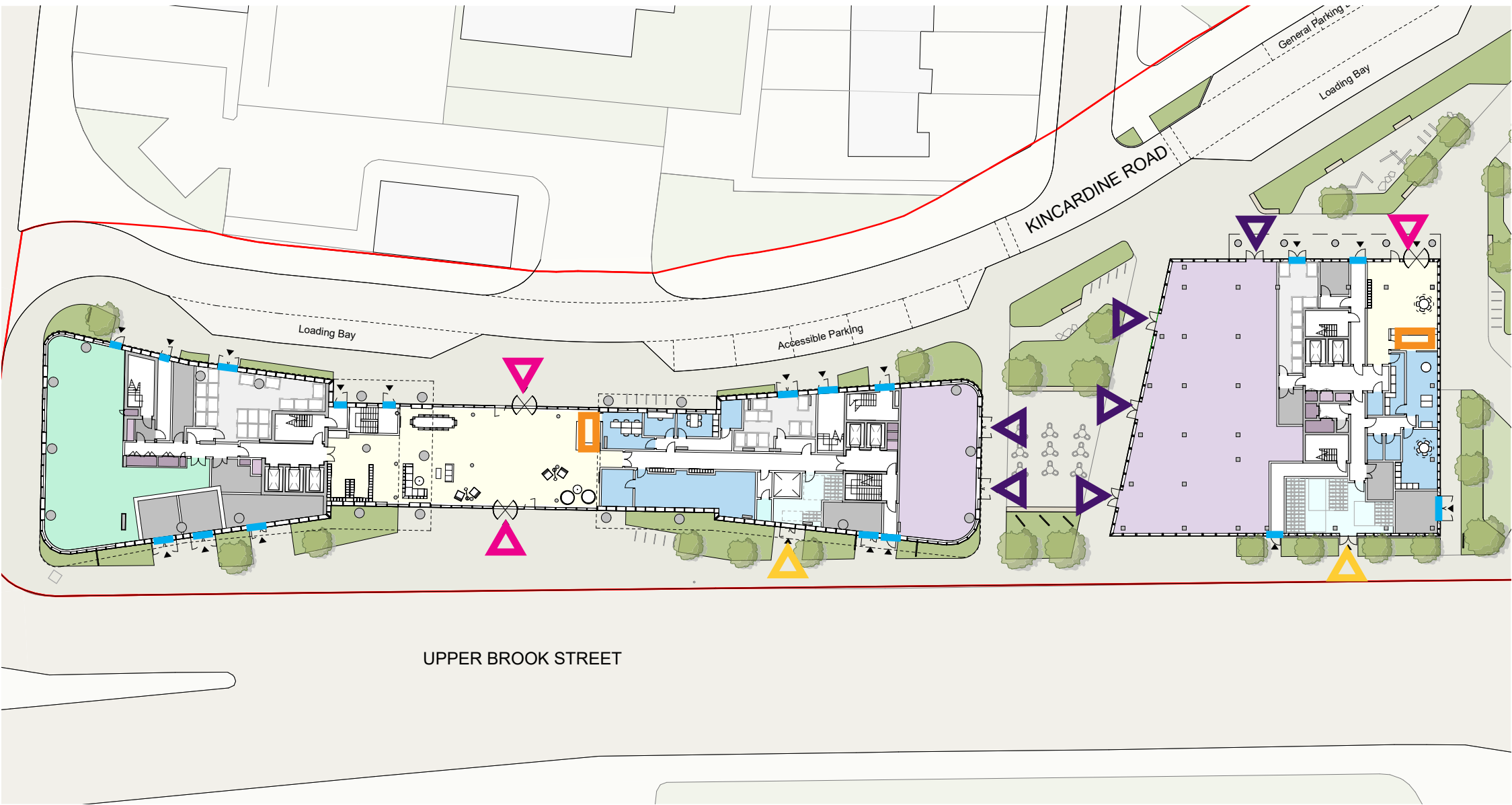
An access control system will be installed, with fob access restricting unauthorised entry and will include the cycle stores. Visitors will need to be physically let into the building by residents. An intercom system from the main entrance to clusters will be installed, but this does not contain a door release mechanism.

Externally accessed refuse stores and plant rooms will be under management access only, with locking mechanisms to suit requirements of the space.

Fire escapes will be linked by alarm to the building management system.

Mail delivery is to internal post boxes, located within the main entrances.

Refuse stores are internally housed and accessed.



- Secure residential entrance
- Commercial unit entrance
- Cycle Store entrance
- 24hr concierge desk
- BOH entrance/Fire escape

3 PBSA (Plot A)

3.2 Accessibility and Inclusive Design

3.2.3 Moving, Delivery and Vehicular Strategy

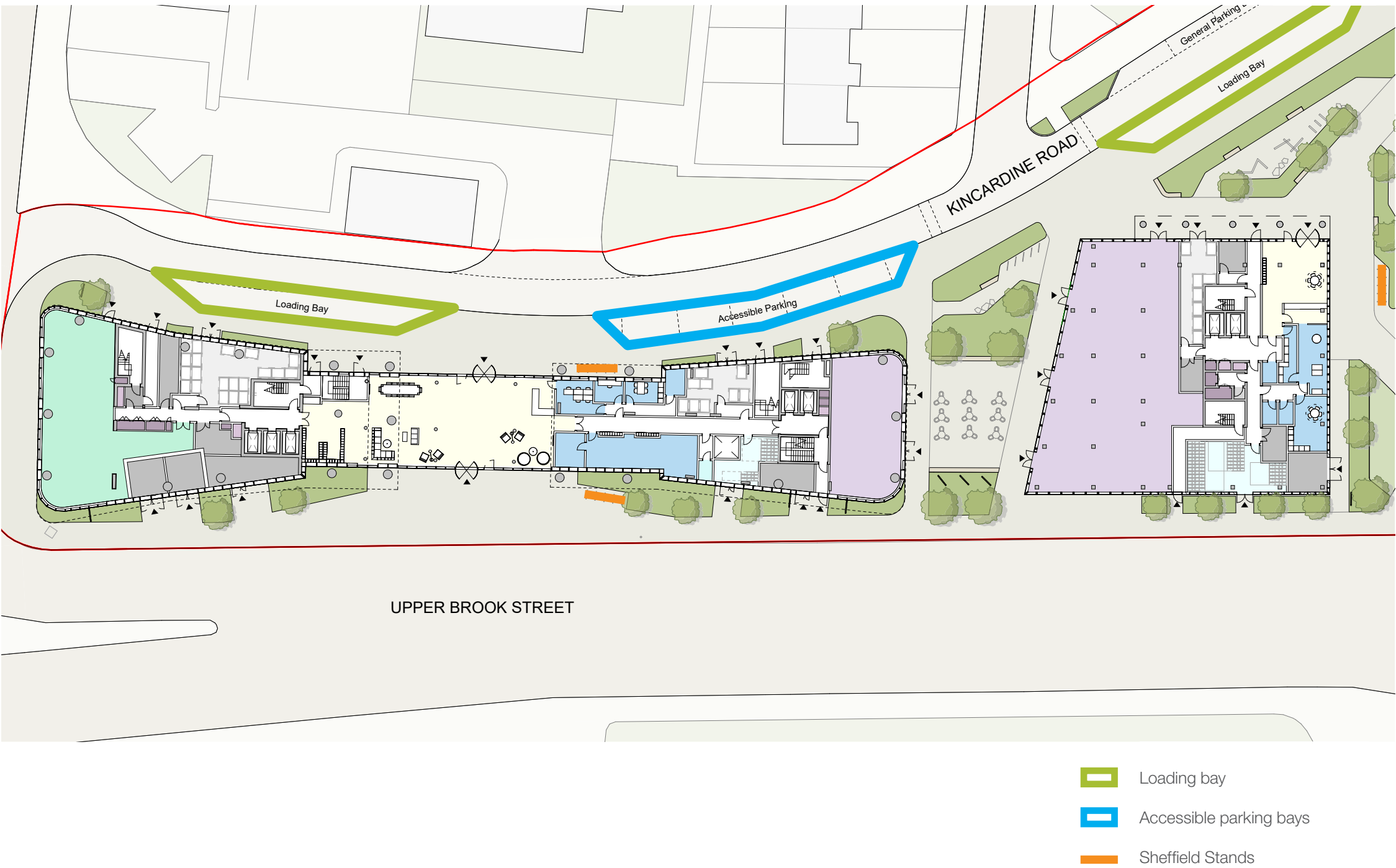
The management of moving in and out of student residents and deliveries is as described in the Site Logistics Management Strategy, prepared by Curtins and submitted as part of the application documents, alongside the submitted Transport Assessment prepared by Focus Transport Planning.

The arrival and departure of students utilises the 2no. loading bays and 5no. accessible parking bays as illustrated in the adjacent diagram.

Sheffield stands are located at each PBSA entrance for ad-hoc deliveries made by bike. These spaces can also be used by visitors.

Taxis will drop off and pick up via the loading bays, along with ad-hoc deliveries by car or van.

Commercial units are also serviced via the loading bays.



3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

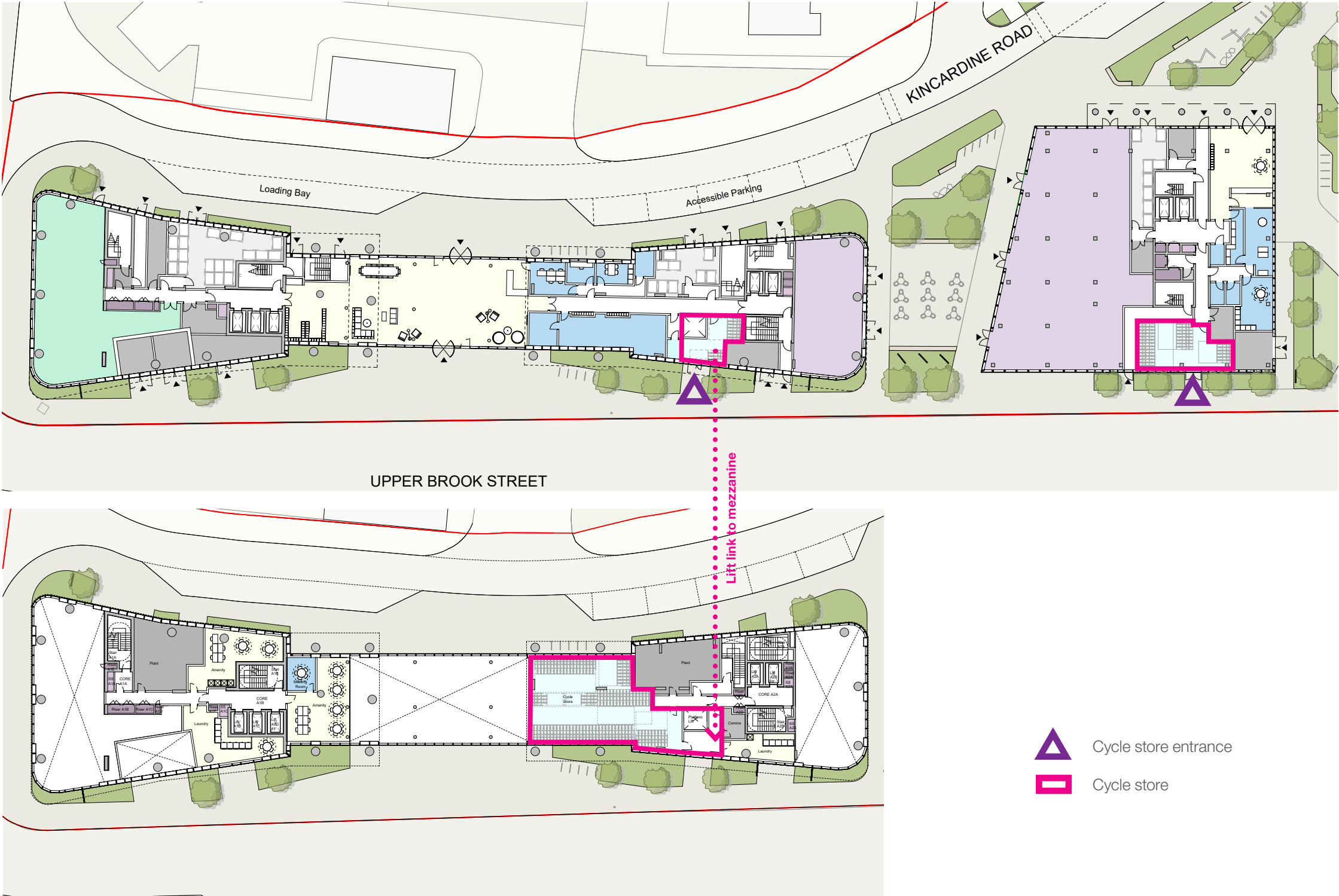
3.2.4

Cycle Storage

A secure cycle store is split across ground and mezzanine of Building A1/A2, with cycle storage racks totalling 25% of the number of bedrooms (191 bike spaces). Some racks are provided at ground floor, with internal access to the main mezzanine cycle store by lift. Access to the cycle store is via a secure fob access door on Upper Brook Street.

In Building A3, a secure cycle store room is provided at ground floor with cycle storage racks totalling 25% of the number of bedrooms (55 bike spaces). Access to the cycle store is via a secure fob access door on Upper Brook Street.

A segregated contraflow cycle lane is also provided on Kincardine Road, providing improved cycle infrastructure in and around the local area.



3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

3.2.5

Waste Strategy

The management of waste is as described in the Site Logistics Management Strategy, prepared by Curtins and submitted as part of the application documents.

An internally accessed, communal refuse and recycling store is located at ground floor of each building, facing onto Kincardine Road.

On refuse collection days, the building's management team will move bins for collection on Kincardine Road. Refuse collection will be by private contractor twice a week. Stores have been sized to store 19no. 1100l eurobins in Building A1, 9no. 1100l eurobins in Building A2 and 9no. 1100l eurobins in Building A3.

Commercial units are anticipated to have a higher frequency of collection and will be managed by the tenant. Refuse for the units will be stored within the unit demise.



3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

3.2.6

Access and Maintenance Strategy

The objective of the strategy is to provide the most reasonably practicable, appropriate and robust methods of safe access to the entirety of the building facades, including soffits, for all cleaning and maintenance and replacement tasks expected to occur over the life of the building.

The facade is predominantly formed from unitised curtain walling. Key tasks will typically involve external access and include replacement of fixed light glass panels, openable ventilation doors and fixed metal panels.

The primary method of facade access to Building A1 is a building maintenance unit (BMU) installed at tower roof level on a twin track system around the perimeter of the roof space. The BMU features an integrated material hoisting winch for use during facade replacement works.

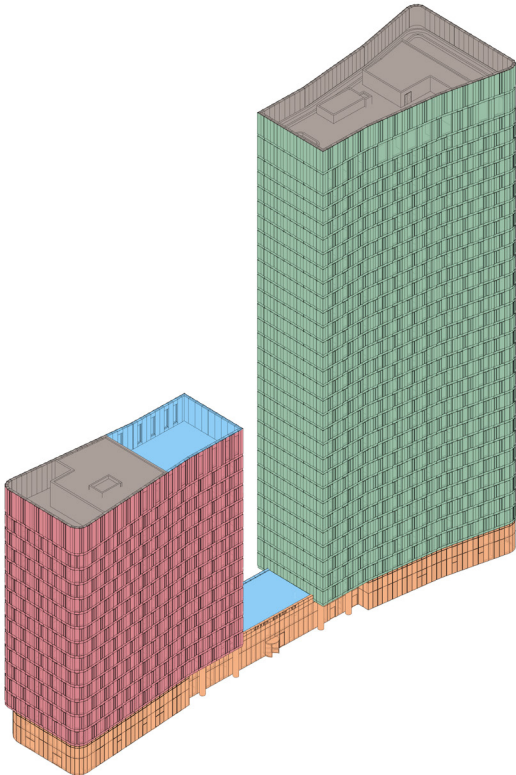
A clear 2m exclusion zone is to be outlined at the foot of each elevation during facade works for safe landing in the event of an emergency.

Buildings A2 and A3 will be accessed and maintained from ground level using MEWPs.

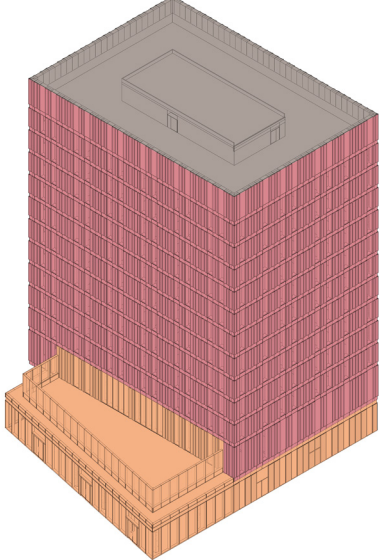
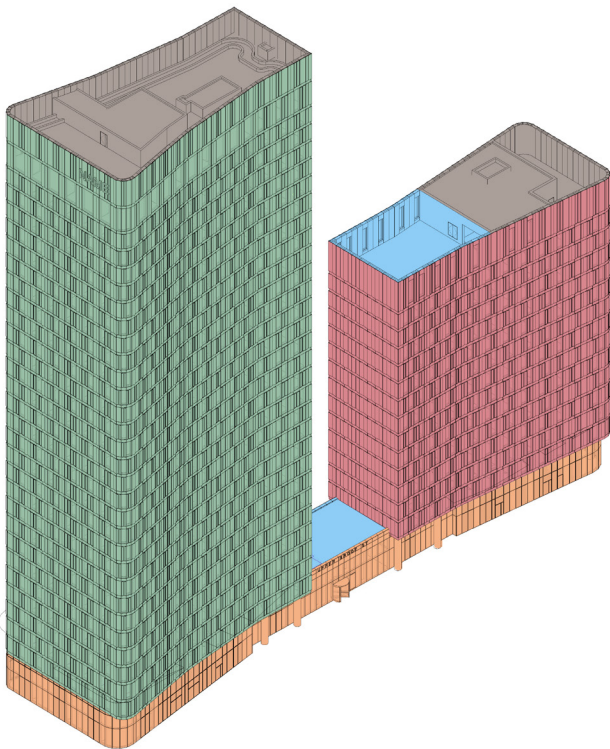
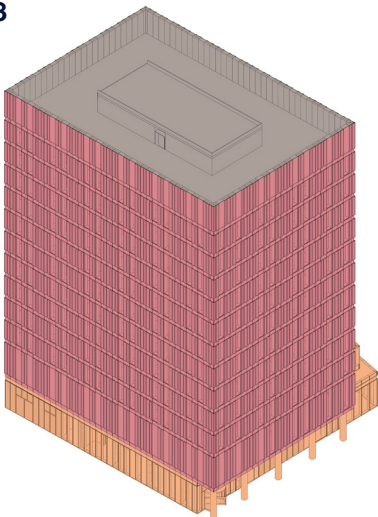
Access to the inward opening windows positioned behind the perforated aluminium panels, to all three buildings, is to be by internal methods for cleaning and replacement. The panels are suitably sized to transport through the building via the lifts, using glazing robots and trolleys

The external envelope is broken down into the zones shown in the adjacent diagrams with regard to the strategy for access, cleaning and maintenance. Various access systems types are required to enable access to these zones, as annotated in the key. These systems will either be used independently or in combination with other systems, depending on the task. Mobile glass robots and trolleys are envisaged as being used to aid glass replacement in all zones, on all levels.

Building A1/A2



Building A3



- Zone 1 - Ground Floor and Podium Facades
(Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses)
- Zone 2 - Building A1 upper building facades
(Twin Track Building Maintenance Units, Glass Replacement Units and Fall Restraint Systems)
- Zone 3 - Buildings A2 and A3 facades accessible from surrounding landscape
(Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses)
- Zone 4 - Roofs with accessible accommodation
(Scaffold towers)
- Zone 5 - Roofs with plant
(Scaffold towers)
- Zone 6 - Soffits
(Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses)

3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

3.2.7

Building A1/A2 Staff Accessibility

The accessibility requirements of staff have been considered and accounted for; with the arrival and approach to the building being provided via pedestrian routes that will be ‘flat’ and slip resistant. Pedestrian routes connect with entrance points to the building with level and step free access via a revolving door or adjacent pass door.

5no. accessible parking bays are provided, in close proximity of the PBSA main entrance on Kincardine Road.

External lighting will be provided to ensure that pedestrian routes are adequately lit during daylight hours and after dark. Trees and furniture within the landscape have been located and designed to keep pedestrian routes free from hazards.

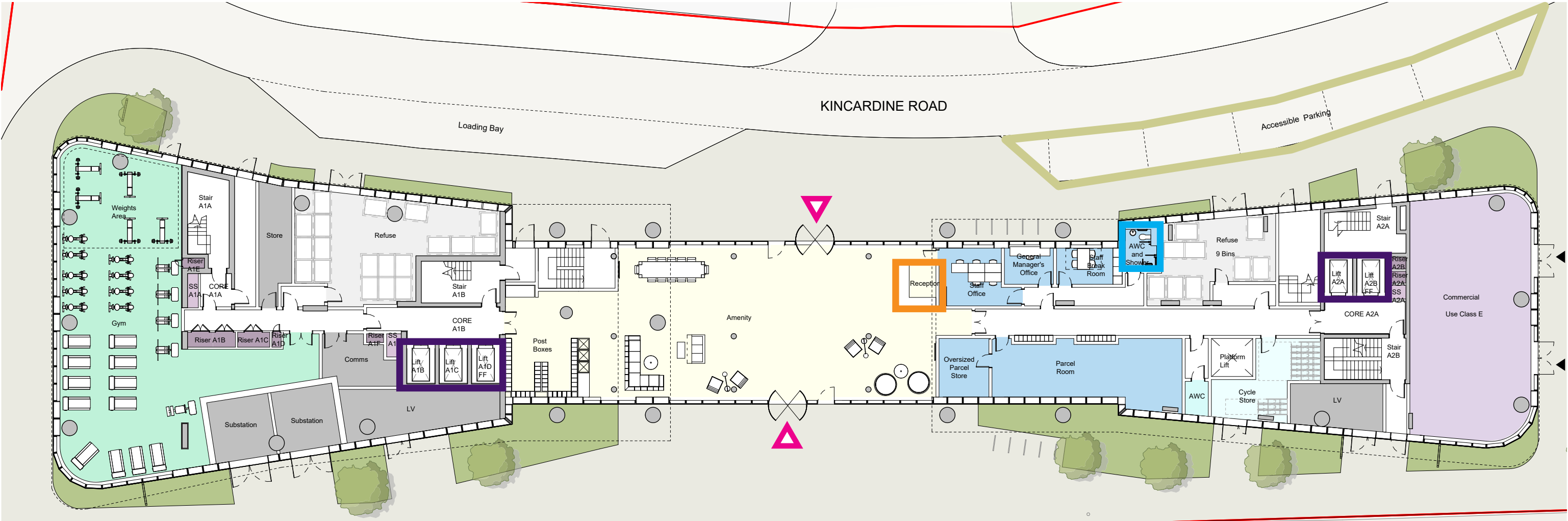
Internally, the main entrances lead directly to the circulation cores, which provide access to all floor levels. Each level is served by lifts, alongside stair access.

Staff areas are provided to reflect the requirements of Approved Document M Volume 2 and will be developed further during the detailed design stages. These include the reception desk, offices, welfare space and wheelchair accessible WC and shower; alongside circulation areas.

The internal layout and interior design of amenity spaces will also be further developed to provide an accessible environment for staff.

External terraces provide step free and level access and the requirements to achieve this have been integrated within the vertical section and facade design.

-  Step free access via revolving door with pass door
-  Accessible parking bays
-  Reception desk
-  Lift access to accommodation and amenity floors
-  Accessible staff WC and Shower



3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

3.2.8

Building A3 Staff Accessibility

As Building A1/A2, the same approach and strategy towards staff accessibility is applied to Building A3.

Key aspects of the ground floor accessibility design are as annotated in the adjacent diagram.

The staff accessibility design and strategy will be further developed during the detailed design stages, to meet the requirements of the relevant legislation.

-  Step free access via revolving door with pass door
-  Accessible parking bays
-  Reception desk
-  Lift access to accommodation and amenity floors
-  Accessible staff WC and Shower



3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

3.2.9

Accommodation Accessibility

The development provides a 5% provision of accessible/ adaptable cluster bedrooms and studios. The quantities of studios and clusters is reflective of the overall mix.

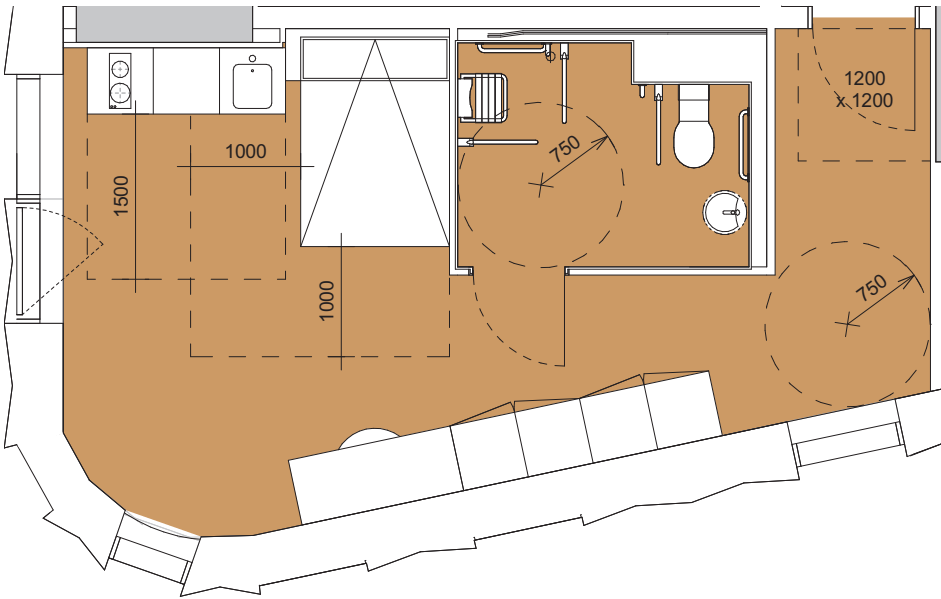
22no. accessible studios are provided in Building A1 and 28no. accessible cluster bedrooms are provided across Building A1 and A3.

All accessible rooms are located along wheelchair accessible routes from the vertical circulation cores, at 1350mm wide in communal corridors and 1220mm within clusters. Communal cluster kitchen are designed to enable wheelchair access, where the cluster incorporates accessible accommodation.

Building A1's layouts are adaptable, to enable accessible accommodation to be fitted out as large, non-accessible accommodation and vice-versa. This is achieved through the stacking of drainage requirements for example and is demonstrated in the varying floorplans of the building.

Building A1/A2 Accessible Studio Layout

Levels 01-22, 22no. Studios

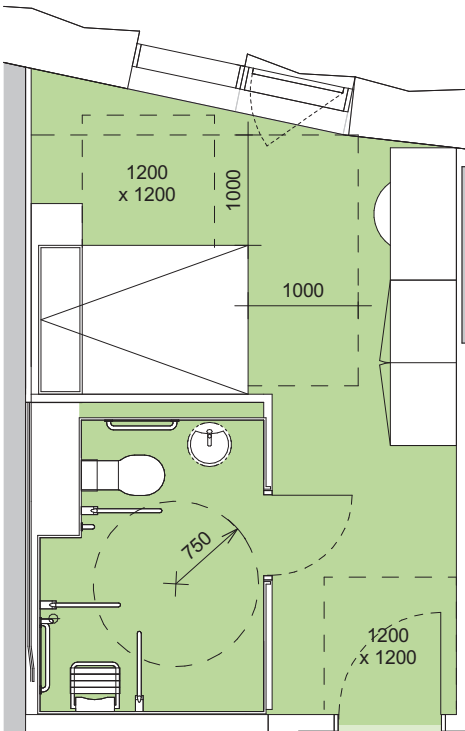


Building A1/A2 Accessible Room Locations

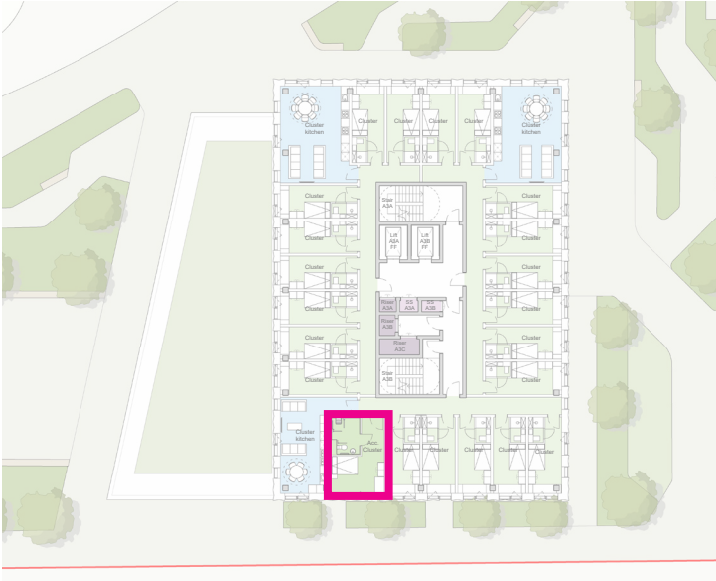


Building A1/A2 Accessible Cluster Bedroom Layout

Levels 01-18, 18no. Bedrooms

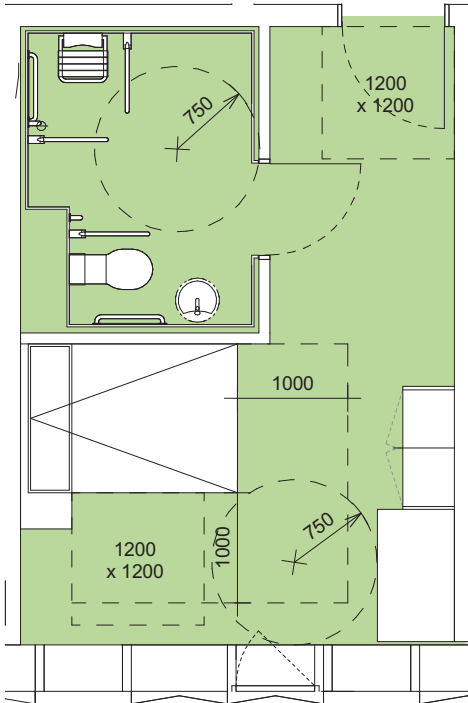


Building A3 Accessible Cluster Bedroom Locations



Building A3 Accessible Cluster Bedroom Layout

Levels 02-11, 10no. Bedrooms



3

PBSA (Plot A)

3.2

Accessibility and Inclusive Design

3.2.10

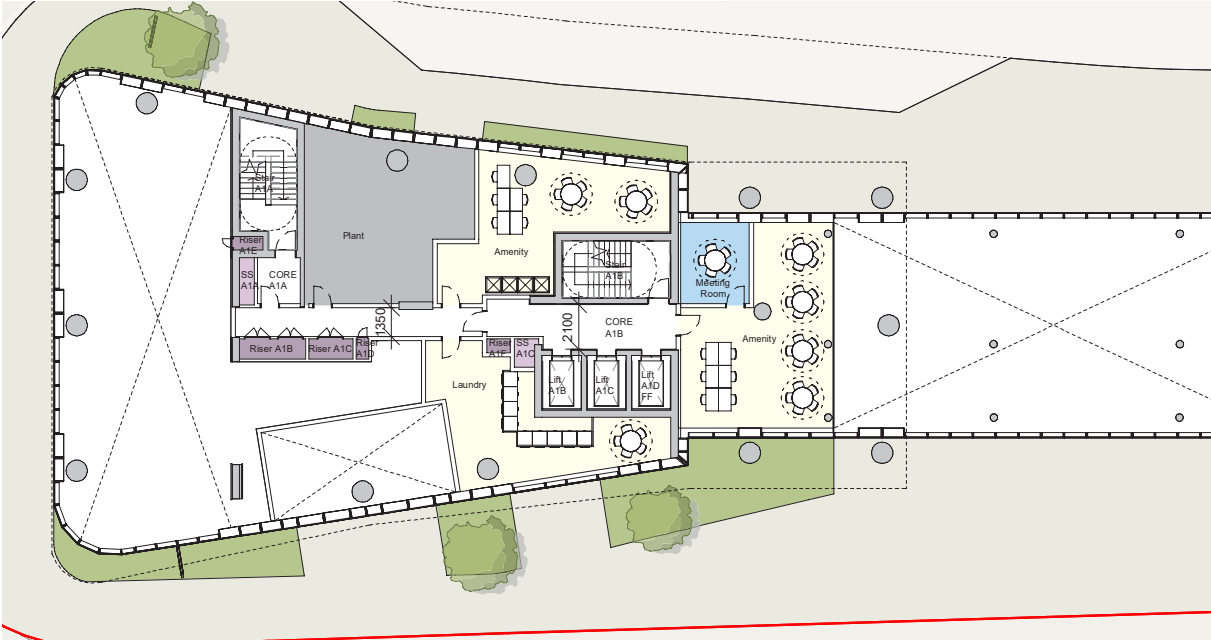
Communal Accessibility

As described in the previous sections, the proposals take into account the regulatory requirements of Approved Document M Volume 2 and will be further developed in the detailed design stages. This is pertinent to the amenity spaces in particular, which will be developed by the operator to reflect market demands and the brand standards.

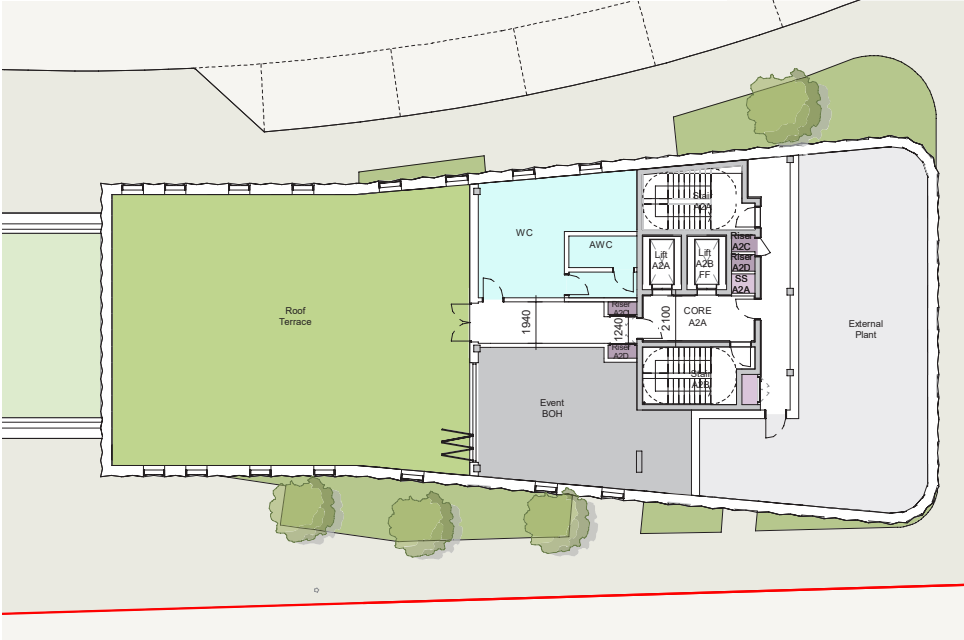
Certain communal elements such as corridors and lift lobbies which provide a shell in which the amenity spaces can be developed are therefore defined to a greater level of detail. As such, wheelchair accessible communal corridors at widths of 1350mm are provided. Lift lobbies are provided at a minimum of 2100mm, providing passing places alongside general circulation and waiting functions. Lift access is provided to all levels, excluding roof plant that is accessed for maintenance purposes only.

In all areas of communal amenity, step free and level access is provided, both internally and externally, including any thresholds between inside and outside.

Building A1 Mezzanine



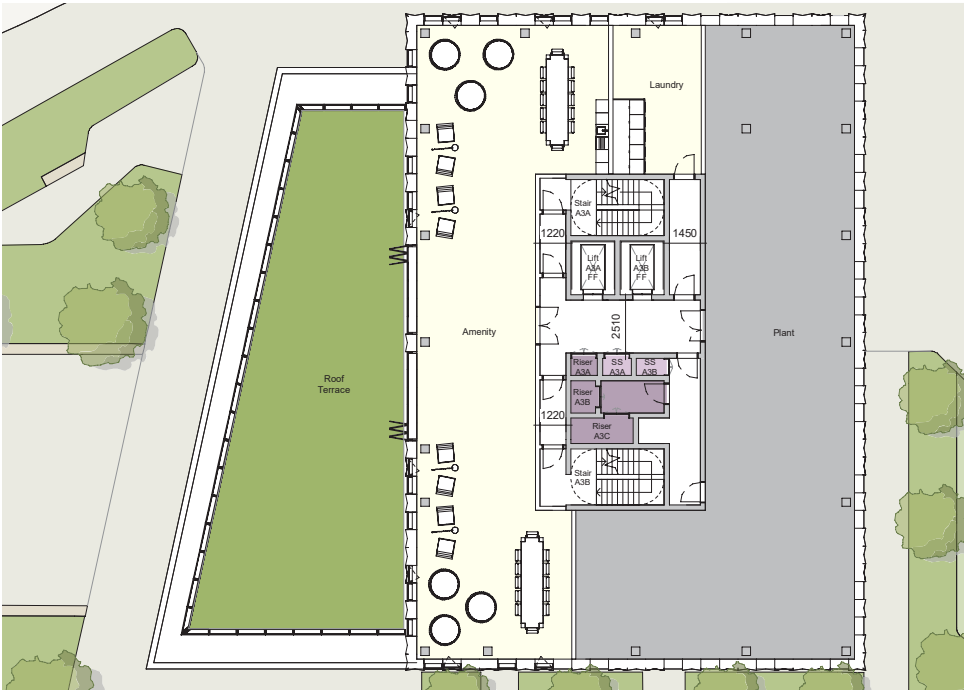
Building A2 Level 14



Building A1 Level 29



Building A3 Level 01



2 Life Sciences (Plot B)

2.1 Amendment to the North-East corner of B2

2

Life Sciences (Plot B)

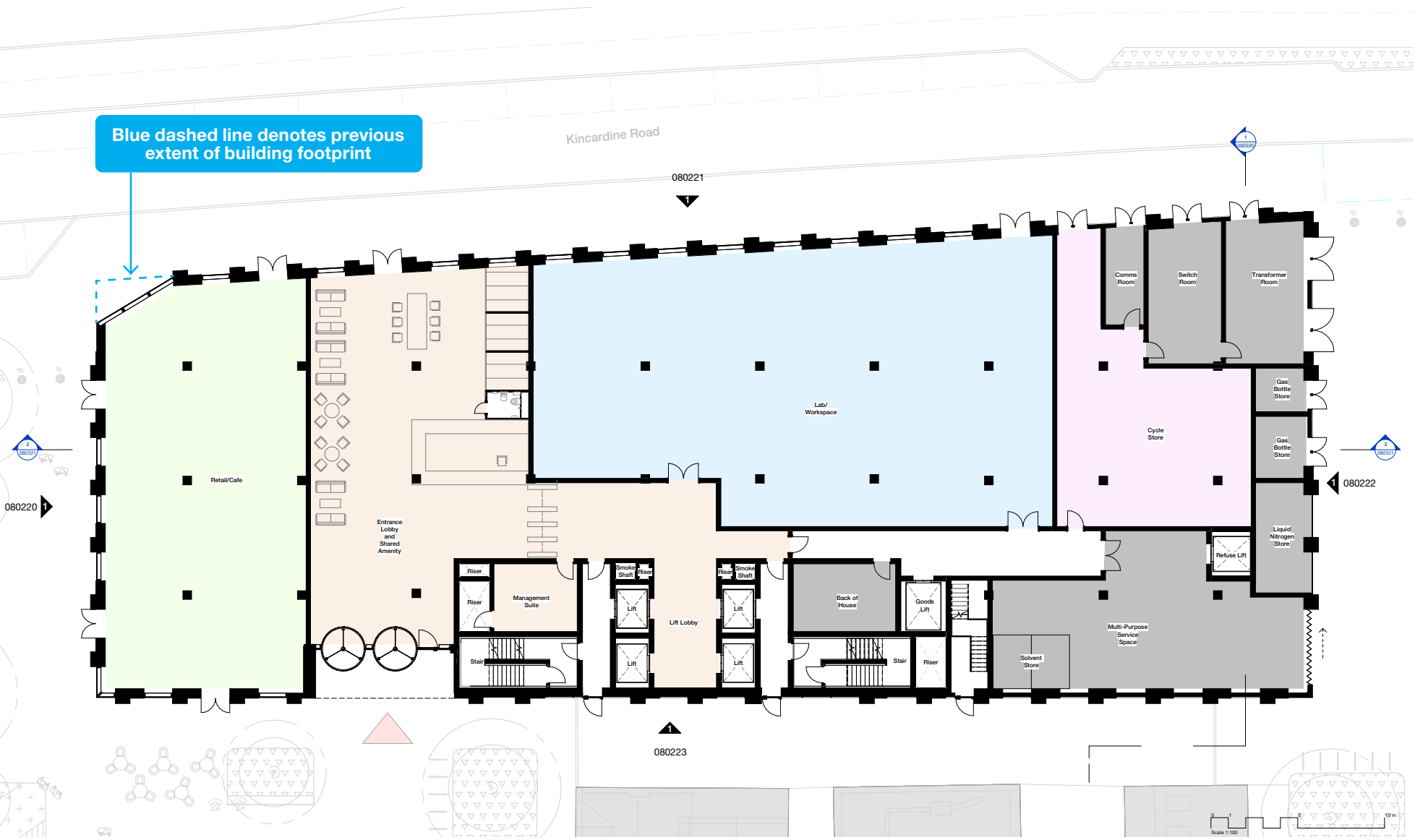
2.1

Amendment to the North-East corner of B2

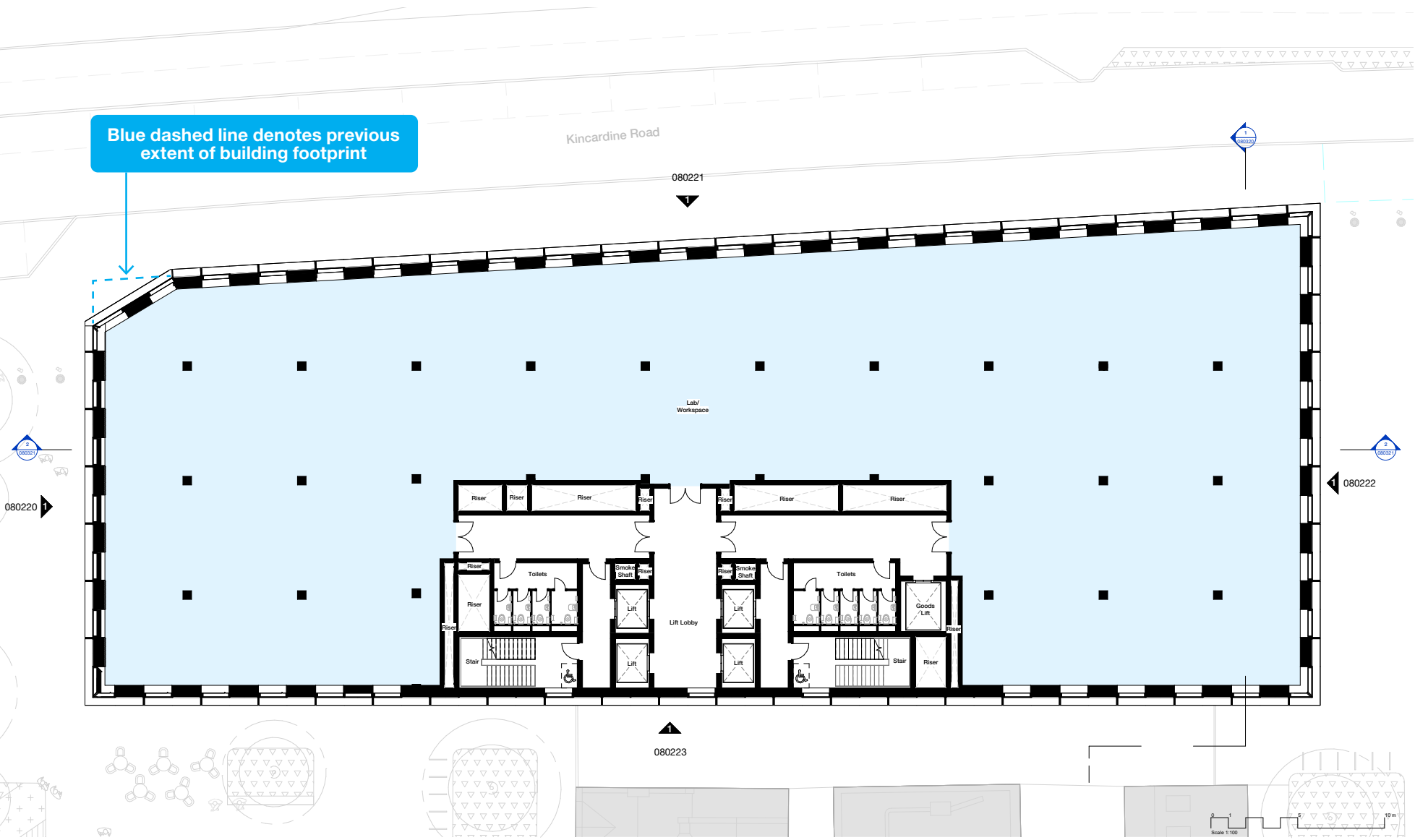
A change is proposed to the north-east corner of the Life Sciences building 'B2'. This change chamfers the corner of the building, resulting in a reduction of 34m² in total Gross Internal Area (equivalent to c.4m² per floor level).

The proposed change is modest and localised. As a result, all aspects of design strategy, access, cleaning, and maintenance related to the Life Sciences buildings set out within the full Design and Access Statement remain applicable.

B2 Ground Floor Plan



B2 Typical Upper Floor Plan



4 Accommodation Schedule

- 4.1 Life Sciences (Plot B)
- 4.2 PBSA (Plot A)

4

Accommodation Schedule

4.1

Life Sciences (Plot B)

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B1	-01	-	-	465	5,007	-	-
	00	2,022.36	21,769	1,340	14,422	566	6,097
	Mezzanine	607.44	6,538	564	6,071	-	-
	01	2,024.36	21,769	1,845	19,859	-	-
	02	2,338.69	25,173	2,115	22,768	-	-
	03	2,338.69	25,173	2,115	22,768	-	-
	04	2,338.69	25,173	2,115	22,768	-	-
	05	2,338.69	25,173	2,115	22,768	-	-
	06	2,033.92	21,893	1,813	19,514	-	-
	07	2,033.92	21,893	1,813	19,514	-	-
	08	2,033.92	21,893	1,813	19,514	-	-
	09	2,033.92	21,893	1,813	19,514	-	-
	10	478.87	5,155	440	4,737	-	-
	Total	22,623.47	243,495	20,366	219,224	566	6,097

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B3	00	2,089.41	22,490	1,191	12,815	-	-
	Mezzanine	553.51	5,958	509	5,476	556	5,983
	01	2,158.48	23,234	1,948	20,965	-	-
	02	2,158.48	23,234	1,948	20,965	-	-
	03	2,158.48	23,234	1,948	20,965	-	-
	04	1,704.63	18,348	1,523	16,394	-	-
	05	1,704.63	18,348	1,523	16,394	-	-
	06	577.82	6,220	447	4,816	-	-
	07	25.41	274	19	208	-	-
	07	25.76	277	20	211	-	-
	Total	13,156.61	141,617	11,076	119,209	556	5,983

Reference		GEA		GIA		GIA Commercial	
		m²	sq ft	m²	sq ft	m²	sq ft
Block B2	-01	-	-	452	4,861	-	-
	00	1,866.36	20,089	1,446	15,563	278	2,998
	Mezzanine	599.06	6,448	567	6,105	-	-
	01	1,877.65	20,211	1,679	18,070	-	-
	02	1,914.14	20,604	1,698	18,278	-	-
	03	1,914.14	20,604	1,698	18,278	-	-
	04	1,914.14	20,604	1,698	18,278	-	-
	05	1,914.14	20,604	1,698	18,278	-	-
	06	1,394.22	15,007	1,222	13,155	-	-
	07	1,394.22	15,007	1,222	13,155	-	-
	08	414.45	4,461	382	4,111	-	-
	09	25.01	269	20	210	-	-
	09	25.36	273	19	207	-	-
	Total	15,252.89	164,181	13,801	148,549	278	2,998

B1, B2, B3 Total	GEA		GIA		GIA Commercial	
	m²	sq ft	m²	sq ft	m²	sq ft
	51,032.97	549,293	45,243	486,982	1,400	15,078

4.2 PBSA (Plot A)



10450-SHP-Z0-A-B5D8-F900-SC-XX-001
Accommodation Schedule
2023-10-27 P02

	A1 Cluster Type		A2 Cluster Type	A3 Cluster Type	
	3 Bed	4 Bed	5 Bed	6 Bed	8 Bed
BSMT					
GROUND					
MEZZ					
L01	1	1	2	0	0
L02	1	1	2	1	2
L03	1	1	2	1	2
L04	1	1	2	1	2
L05	1	1	2	1	2
L06	1	1	2	1	2
L07	1	1	2	1	2
L08	1	1	2	1	2
L09	1	1	2	1	2
L10	1	1	2	1	2
L11	1	1	2	1	2
L12	1	1	2		
L13	1	1	2		
L14	1	1			
L15	1	1			
L16	1	1			
L17	1	1			
L18	1	1			
L19	1	1			
L20	1	1			
L21	1	1			
L22	1	1			
L23	1	1			
L24	1	1			
L25	1	1			
L26	1	1			
L27	1	1			
L28	1	1			
L29					
L30/ROOF					
	28	28	26	10	20

Room Type						Beds per floor
Cluster	Acc. Cluster	Standard Studio	Acc. Studio	Large Studio	Duplex Studio	
16	1	18	1	1		37
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
37	2	18	1	1		59
16	1	18	1	1		37
16	1	18	1	1		37
6	1	10	1	1		19
6	1	10	1	1		19
6	1	10	1	1		19
6	1	10	1	1		19
6	1	10	1	1		19
7		10	1	1		19
7		10	1	1		19
7		10	1	1		19
7		10	1	1		19
7		10		2		19
7		10		2		19
7		9			3	19
7		9				16
7		6			6	19
7		6				13
		6				6
518	28	380	22	26	9	983
53%	3%	39%	2%	3%	1%	Mix

Total Cluster Beds	Total Studio Beds	
546	437	
56%	44%	Mix

[illegible]

NOTES

1. Schedule to be read in conjunction with relevant planning drawings
2. All areas are approximate and subject to change as proposals are developed and co-ordinated with other consultants
3. Drawings show indicative layouts appropriate to the current stage of the project
4. The architect accepts no responsibility for any resulting implications or decisions, commercial or otherwise, made on the basis of this information
5. Amenity areas based on fills shown in planning drawings
6. Method of measurement based on RICS Code of Measuring Practice. Areas to be validated by quantity surveyor/an other

5 Drawing List

- 5.1 Masterplan
- 5.2 Life Sciences (Plot B)
- 5.3 PBSA (Plot A)

5

5.1

Drawing List
Masterplan

Document number		Document title		Revision		Size		Scale	
Masterplan Drawings									
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-SW-XX-DR-A-08-1000	UBS-HBA-SW-00-DR-A-08-1000	Proposed Illustrative Masterplan - Site Location Plan	Proposed Illustrative Masterplan - Site Location Plan	P1	P2	A1	A1	1:1500	1:1500
UBS-HBA-SW-XX-DR-A-08-1005	UBS-HBA-SW-00-DR-A-08-1005	Proposed Illustrative Masterplan - Site Plan	Proposed Illustrative Masterplan - Site Plan	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-00-DR-A-081010	UBS-HBA-SW-00-DR-A-081010	Proposed Illustrative Masterplan - Phasing Plan	Proposed Illustrative Masterplan - Phasing Plan	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1100	UBS-HBA-SW-00-DR-A-08-1100	Proposed Illustrative Masterplan - Ground Floor Plan	Proposed Illustrative Masterplan - Ground Floor Plan	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1101	UBS-HBA-SW-ZZ-DR-A-08-1101	Proposed Illustrative Masterplan - Typical Floor Plan	Proposed Illustrative Masterplan - Typical Floor Plan	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1102	UBS-HBA-SW-RF-DR-A-08-1102	Proposed Illustrative Masterplan - Roof Plan	Proposed Illustrative Masterplan - Roof Plan	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1200	UBS-HBA-SW-XX-DR-A-08-1200	Proposed Illustrative Masterplan - North Elevation	Proposed Illustrative Masterplan - North Elevation	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1201	UBS-HBA-SW-XX-DR-A-08-1201	Proposed Illustrative Masterplan - East Elevation	Proposed Illustrative Masterplan - East Elevation	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1202	UBS-HBA-SW-XX-DR-A-08-1202	Proposed Illustrative Masterplan - South Elevation	Proposed Illustrative Masterplan - South Elevation	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1203	UBS-HBA-SW-XX-DR-A-08-1203	Proposed Illustrative Masterplan - West Elevation	Proposed Illustrative Masterplan - West Elevation	P1	P2	A1	A1	1:500	1:500
UBS-HBA-SW-XX-DR-A-08-1300	UBS-HBA-SW-XX-DR-A-08-1300	Proposed Illustrative Masterplan - Section A:A	Proposed Illustrative Masterplan - Section A:A	P1	P2	A1	A1	1:500	1:500

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Drawing List

5.2

Life Sciences (Plot B1, B2 & B3)

Document number		Document title		Revision		Size		Scale	
GA Plans									
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B2-00-DR-A-08-0119	UBS-HBA-B2-00-DR-A-08-0119	Proposed B2 - Basement Floor Plan	Proposed B2 - Basement Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-00-DR-A-08-0120	UBS-HBA-B2-00-DR-A-08-0120	Proposed B2 - Ground Floor Plan	Proposed B2 - Ground Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-01-DR-A-08-0121	UBS-HBA-B2-01-DR-A-08-0121	Proposed B2 - First Floor Plan	Proposed B2 - First Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-02-DR-A-08-0122	UBS-HBA-B2-02-DR-A-08-0122	Proposed B2 - Second Floor Plan	Proposed B2 - Second Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-03-DR-A-08-0123	UBS-HBA-B2-03-DR-A-08-0123	Proposed B2 - Third Floor Plan	Proposed B2 - Third Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-04-DR-A-08-0124	UBS-HBA-B2-04-DR-A-08-0124	Proposed B2 - Fourth Floor Plan	Proposed B2 - Fourth Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-05-DR-A-08-0125	UBS-HBA-B2-05-DR-A-08-0125	Proposed B2 - Fifth Floor Plan	Proposed B2 - Fifth Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-06-DR-A-08-0126	UBS-HBA-B2-06-DR-A-08-0126	Proposed B2 - Sixth Floor Plan	Proposed B2 - Sixth Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-07-DR-A-08-0127	UBS-HBA-B2-07-DR-A-08-0127	Proposed B2 - Seventh Floor Plan	Proposed B2 - Seventh Floor Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-08-DR-A-08-0128	UBS-HBA-B2-08-DR-A-08-0128	Proposed B2 - Plant Level Plan	Proposed B2 - Plant Level Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-09-DR-A-08-0129	UBS-HBA-B2-09-DR-A-08-0129	Proposed B2 - Roof Plan	Proposed B2 - Roof Plan	P1	P2	A1	A1	1:100	1:100
UBS-HBA-B2-00-DR-A-080130	UBS-HBA-B2-00-DR-A-080130	Proposed B2 - Mezzaine Floor Plan	Proposed B2 - Mezzaine Floor Plan	P1	P2	A1	A1	1:100	1:100
Elevations									
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B2-XX-DR-A-080220	UBS-HBA-B2-XX-DR-A-080220	Proposed B2 - North Elevation	Proposed B2 - North Elevation	P1	P2	A1	A1	1:200	1:200
UBS-HBA-B2-XX-DR-A-080221	UBS-HBA-B2-XX-DR-A-080221	Proposed B2 - East Elevation	Proposed B2 - East Elevation	P1	P2	A1	A1	1:200	1:200

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Drawing List

5.3

PBSA (Plot A)



10450-SHP-Z0-A-B5D8-Z330-SC-XX-001

Planning Drawing Register

2023-10-27 P02

Drawing Type	Drawing Number	Drawing Title			Revision	Scale at A3	Sheet size
G100 - Site wide							
Masterplan	10450-SHP-Z0-A-B5D8-G100-PL-00-001	PBSA Site plan	Ground floor		P02	1:500	A3
Masterplan	10450-SHP-Z0-A-B5D8-G100-PL-TY-001	PBSA Site plan	Typical (Level 02 shown)		P02	1:500	A3
Masterplan	10450-SHP-Z0-A-B5D8-G100-PL-RF-001	PBSA Site plan	Roof		P02	1:500	A3
G200 - General Arrangement							
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-B1-001	A1/A2 General Arrangement	Plan	Basement	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-00-001	A1/A2 General Arrangement	Plan	Ground floor	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-M0-001	A1/A2 General Arrangement	Plan	Mezzanine	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-001	A1/A2 General Arrangement	Plan	Typical Levels 01-13 (02 shown)	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-14-001	A1/A2 General Arrangement	Plan	Level 14	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-002	A1/A2 General Arrangement	Plan	Typical Levels 15-18 (15 shown)	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-003	A1/A2 General Arrangement	Plan	Typical Levels 19-22 (19 shown)	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-004	A1/A2 General Arrangement	Plan	Typical Levels 23-24 (23 shown)	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-25-001	A1/A2 General Arrangement	Plan	Level 25	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-26-001	A1/A2 General Arrangement	Plan	Level 26	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-27-001	A1/A2 General Arrangement	Plan	Level 27	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-28-001	A1/A2 General Arrangement	Plan	Level 28	P02	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-29-001	A1/A2 General Arrangement	Plan	Level 29	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-RF-001	A1/A2 General Arrangement	Plan	Roof	P02	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-00-001	A3 General Arrangement	Plan	Ground floor	P02	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-01-001	A3 General Arrangement	Plan	Level 01	P02	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-TY-001	A3 General Arrangement	Plan	Typical Levels 02-11	P02	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-RF-001	A3 General Arrangement	Plan	Roof Level	P02	1:250	A3
Section	10450-SHP-Z0-A-B5D8-G200-SE-AA-001	General Arrangement	Site Section AA		P02	1:1000	A3
Section	10450-SHP-Z0-A-B5D8-G200-SE-XX-001	General Arrangement	Site Section	BB,CC and DD	P02	1:1000	A3
Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-EE-001	General Arrangement	Elevation	Kincardine Road	P02	1:1000	A3
Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-EW-001	General Arrangement	Elevation	Upper Brook Street	P02	1:1000	A3
Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-XX-001	General Arrangement	Elevation	Grosvenor Road and South Elevation	P02	1:1000	A3
Elevation	10450-SHP-A3-A-B5D8-G200-EL-XX-001	General Arrangement	Elevation	A3 North and South Elevation	P02	1:1000	A3
G251 - External walls							
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-001	A1/A2 Façade Detail	Typical		P01	1:50	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-002	A1/A2 Façade Detail	Gable typical		P02	1:50	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-003	A1/A2 Façade Detail	Ground floor		P02	1:100	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-004	A1/A2 Façade Detail	Main Entrance		P02	1:100	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-005	A1/A2 Façade Detail	A1 Parapet		P02	1:100	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-006	A1/A2 Façade Detail	A2 Parapet		P01	1:100	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-001	A3 Façade Detail	Typical		P01	1:50	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-002	A3 Façade Detail	Ground floor		P02	1:100	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-003	A3 Façade Detail	Main Entrance		P02	1:100	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-004	A3 Façade Detail	Parapet		P01	1:100	A3
Schedules							
	10450-SHP-Z0-A-B5D8-F900-SC-XX-001	PBSA Accommodation schedule			P02		

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