

13 July 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

No.123 – 125 Liverpool Road, Manchester – Application for Non-Material Amendments to Planning Permission Reference: 117897/FO/2017

Please find enclosed an application for Non-Material Amendments (“NMA”) under Section 96(a) of the Town and Country Planning Act 1990 (as amended) to Planning Permission Reference 117897/FO/2017. and a Listed Building Application for works at 123 – 125 Liverpool Road.

The Applicant is Salboy Liverpool Road Ltd (“the Applicant”).

The Site

The Site extends to approximately 0.7 hectares and is bound by Liverpool Road to the north, Old Medlock Street to the east, the Woollam Place and Potato Wharf residential development to the south, and Woollam Place to the west. The Site is made up of three components, and they are as follows:

- No.123 Liverpool Road – Grade II Listed;
- No.123 Liverpool Road (Rear Extension); and
- No.125 Liverpool Road formally known as The Commercial Hotel – Grade II Listed.

Planning History

Planning Permission for No.123-125 Liverpool Road was granted on 9 February 2018 under planning application reference 117897/FO/2017 (“the Original Permission”). The Original Permission provides consent for demolition of the non-original rear extension, and creation of a 5-storey extension and external alterations to refurbish and re-use No.123-125 Liverpool Road as a hotel (Use Class C1) with associated food and beverage uses (Use Class A3 and A4).

The approved Description of Development as written on the Original Permission is as follows:

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“Demolition of c.1950-1960 rear extension to No.123 Liverpool Road with the creation of a new 5- storey extension and external alterations as part of proposals to refurbish and re-use No. 123 – No.125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works.”

Listed Building Consent was granted for concurrently on 9 February 2018 under Listed Building application reference: 117898/LO/2017 (“the Original LBC”).

The approved Description of Development as written on the Original LBC is as follows:

“Demolition of c.1950-1960, non-original, rear extension to No. 123 Liverpool Road; creation of a new 5- storey extension and internal and external alterations to No. 123 and No. 125 Liverpool Road including removal of a stair case; creation of an internal connection between the buildings; replacement windows and doors; introduction of a roof light, the creation of a new access to No. 125 Liverpool Road from Woollam Place, each as part of proposals to refurbish and re-use No. 123 – No. 125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works.”

Works have been undertaken by the previous owner to implement these consents.

Context

123 and 125 Liverpool Road are both Grade II Listed. No. 123 (c. 1829-39) has been vacant for some 25 years and its last use was as an office. No. 125 (c.1836-44), the former Commercial Hotel, has been vacant for c.5 years and was formally a hotel with associated ground floor bar. To the rear of the properties is a 1950s – 1960s extension.

The properties are located in the Castlefield Conservation Area and are within the setting of a number of listed buildings – namely the Grade I listed former Liverpool Road Railway Station and Grade II listed railway arches.

Following the grant and implementation of the Original Permission and the Original LBC, the previous owner went into administration and the buildings have been subject to neglect, vandalism and some unauthorised works. As a result, the condition of the buildings have significantly deteriorated including the collapse of internal walls. In addition, a number of historic features have been removed. Externally the buildings have also deteriorated meaning that they currently distract from the Conservation Area. There is a severe risk that without appropriate interventions the buildings would continue to decline.

Full details of the current state of the buildings are included in the Heritage Addendum prepared by Stephen Levrant Heritage Architecture.

The Applicant purchased the two buildings in March 2022 and has undertaken survey and emergency structural works to stabilise the buildings to prevent further deterioration in liaison and agreement with Planning and Conservation Officers at Manchester City Council.

The Applicant is committed to the positive redevelopment of the historic buildings and has been developing their own plans to sensitively restore the buildings and bring them back into public use. The proposals are substantively unchanged to those approved in 2018 for use of the buildings as a hotel. The existing rear extension is to be demolished and a new extension erected as per the previous permission – the design, height and massing of which is comparable to that previously approved. A higher quality hotel

is proposed with a more sensitive approach taken to the historic significance of the buildings. As a consequence, a number of changes to the approved scheme are required to provide an enhanced scheme that sensitively restores the buildings, remedies the issues that have arisen since the original consent was approved, and provides an improved hotel offering.

Format of the Application

It has been agreed in pre-application discussions with Planning Officers, that the changes are non-material in relation to the Original Permission.

A separate Listed Building Application is being submitted alongside this application to reflect the change in baseline position of the buildings and to seek listed building consent for the current proposals.

Consultation

The Original Permission and LBC (Refs: 117897/FO/2017 & 117898/LO/2017) were subject to an extensive consultation exercise with key consultees including Manchester City Council's Planning and Conservation teams, Historic England, Greater Manchester Police, The Georgian Group, Victorian Society, Environmental Health Officers, Highways and adjoining landowners and neighbours.

The Consultation Strategy builds on that undertaken in 2017 and 2018.

Planning and Conservation Officers at Manchester City Council

Pre-application consultation has taken place with Planning and Conservation Officers at Manchester City Council. This consultation has been ongoing since March 2022 when the Applicant purchased the Site. The consultation has been in the form of site visits, meetings, email and telephone correspondence.

Ongoing liaison with Planning and Conservation Officers is taking place in relation to the emergency works required to stabilise the buildings.

The amendments proposed have been discussed at length alongside the interventions proposed as part of the concurrent Listed Building application. A number of design-led meetings have taken place to confirm in principle the materiality of the extension. Heritage led meetings have also taken place to confirm in principle the approach to the window design, internal ceiling and wall requirements and strategy to reinstate lost historic features – further details of which are included in the accompanying Listed Building Application.

It has therefore been agreed with Officers that the amendments proposed are non-material in so far as they relate to the Original Permission and a new Listed building application is required.

Technical Officers and Statutory Consultees

Extensive consultation has been undertaken with Environmental Health in regard to noise and drainage, as the proposals have progressed.

United Utilities have been consulted on the drainage strategy and a Section 106 Part 1 Agreement has been submitted.

Local Councillors

An e-mail was sent to local Councillors on the 17th of May 2023, advising them of the proposals. Comments were received requesting neighbours and the Castlefield Forum be contacted about the proposals.

Neighbouring Residents

There is ongoing liaison with neighbouring residents and residential association groups.

Relevant neighbours have been consulted in relation to the proposed demolition works. In addition, a letter has been sent to surrounding neighbours making them aware of the current proposals and providing contact details if any further information is required.

Discussions are also ongoing with the Castlefield Forum and the Science and Industry Museum in relation to the proposals and to provide a coordinated approach to community outreach programmes.

Historic England

Historic England were provided with details of the proposals and they responded on the 22 of May confirming that given the extant permissions and level of changes proposed they did not need to be consulted further.

Amenity Societies

Considering the age of the existing buildings, the Victorian Society and Georgian Group were consulted on the Application and provided with an information pack that explains the changes.

The Georgian Group confirmed on 28 June that they have no objections to the proposals and noted that they were supportive of the proposals to re-instate the collapsed chimney (full details provided in the accompanying Listed Building Consent).

The Victorian Society are yet to respond at the time of submission.

Proposed Non-Material Amendments to 117897/FO/2017

The changes to the Original Permission primarily relate to:

- Changes to the internal layout to better reflect the historic layout. This results in a reduction of 3 hotel bedrooms from the Original Permission (reduction from 39 hotel bedrooms to 36 hotel bedrooms)
- Inclusion of spa facilities for guests.
- Changes to roof plant as a result of an amended M&E strategy and regulatory requirements, as fully detailed in the submitted M&E and Ventilation Strategies by NOVO. This results in a slightly larger space requirement on the roof of the extension for mechanical ventilation. This will be visually and acoustically screened in line with the current permission.
- Changes to the window design to reflect the historic window typology.

- Re-instatement of historic features lost as a result of prior neglect and vandalism. (Please see concurrent Listed Building Application for further details)
- Enhanced acoustic and fire performance (Please see Listed Building Application for details of how this impacts the Listed fabric of the buildings).

The Design and Access Statement submitted with the application provides a comparison of what was approved as part of the Original Permission (and Listed Building Consent) with what is proposed as part of this amendment application. The below provides a summary of the amendments sought.

Layout Changes

Basement Level

The following amendments are proposed to the layout of the Basement Level of the buildings:

- Introduction of a spa area and associated facilities.

Ground Floor

The following amendments are proposed to the layout of the Ground Floor of the buildings:

- Placement and general arrangement of the bar area are amended to better-serve the proposed bar and restaurant area and to also facilitate a larger bar seating area.
- Location of the entrance to the hotel is changed and the waiting area is amended to retain the historical significance of the original building entrance.
- Introduction of internal courtyard with access from the restaurant to bring natural light and a focal point into the centre of Ground Floor.

First and Second Floor

The following amendments are proposed to the layout of the First Floor of the buildings:

- General amendments to room layouts are proposed to be better reflect the historic layout. This includes the removal of duplex hotel rooms and provision of larger hotel rooms across the one floor to allow for the introduction of additional amenities such as lounge areas and / or kitchenettes.

- Inclusion of an additional lockable door in the extension hallway to provide “lock-off” rooms (which allows two side by side rooms to be unlocked so that parties can travel freely between them) to provide an enhanced hotel offering.
- Introduction of Back-of-House (BoH) areas to provide additional office space for staff.
- Alterations proposed to the main circulation core for improved circulation.

Third Floor

The following amendments are proposed to the layout of the Third Floor of the buildings:

- Introduction of additional roof access for maintenance purposes.
- Inclusion of an additional lockable door in the extension hallway to provide “lock-off” rooms (which allows two side by side rooms to be unlocked so that parties can travel freely between them) to provide an enhanced hotel offering
- Glass roof element is omitted to remove maintenance risk.

Fourth Floor

An amendment is proposed to the layout of the Fourth Floor of the buildings:

- Inclusion of an additional lockable door in the extension hallway to provide “lock-off” rooms (which allows two side by side rooms to be unlocked so that parties can travel freely between them) to provide an enhanced hotel offering
- Back of house amendments including relocation of roof access hatch for private maintenance access.

Roof Level

The following amendments are proposed to the layout of the roof level of the buildings:

- Location of the roof access hatch is updated as per amendment proposed on fourth floor.
- Changes in the M&E strategy and regulatory requirements has resulted in additional space being required on the roof for mechanical ventilation. The plant screening is extended to provide appropriate acoustic and visual mitigation.
- Provision for a blue roof on the extension is provided in line with the drainage strategy
- Removal of proposed chimneys to 123 Liverpool Road – it has been confirmed that the chimneys were not originally present on the roof and therefore there is no requirement to instate these.

Façade Changes

North Elevation

The following amendments are proposed to the north elevation of the buildings:

- Sash windows are re-introduced, as seen historically on the building.
- Plant screening is extended due to plant requirements, as aforementioned.

South Elevation

The following amendments are proposed to the south elevation of the buildings:

- ‘Hit-and-miss brickwork’ is provided to the bin room, as part of the extension, instead of metal panels to provide the required ventilation and continuity to the façade material.
- Decorative panels are added to heads of windows to the upper levels of the extension to facilitate room ventilation.
- Soffit ventilation, positioned above the windows, is introduced to brick windows on the lower levels of the extension for room ventilation.
- Parapet height is proposed to rise due to the addition of a blue roof.
- Plant screening is extended due to plant requirements, as aforementioned.

West Elevation

The following amendments are proposed to the west elevation of the buildings:

- Former hotel entry door is retained as a window.
- ‘Hit-and-miss brickwork’ is provided to the bin room, as part of the extension, instead of metal panels to provide the required ventilation and continuity to the façade material.
- Plant screening is extended due to plant requirements, as aforementioned.
- Sash windows are re-introduced, as seen historically on the building.

East Elevation

The following amendments are proposed to the east elevation of the buildings:

- The material where the extension meets the historic building has been amended from glazing to metal panels to provide clear distinction between the old building and new extension and to conceal uninhabited area between the two buildings.
- Addition of 'hit-and-miss brickwork' below cantilever to the extension to facilitate spa plant ventilation.
- Plant screening is extended due to plant requirements, as aforementioned.
- Sash windows are re-introduced, as seen historically on the building.

Amendments to Conditions

Condition 2 of the Original Permission sets out the approved documentation that the development should be approved in line with, to ensure that the development is carried out in accordance with the approved plans pursuant to Policies SP1 and DM1 of the Core Strategy.

The Condition needs to be reworded, to incorporate the updated supporting documents and plans. These are detailed in Appendix 1 and 2.

Planning Policy and Guidance

The Planning Policy Framework relevant to the proposed development has changed slightly since the approval of the Original Permission.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application. The National Planning Policy Framework (NPPF) was updated on 20 July 2021, but there have been no changes to the Framework or Planning Practice Guidance which would affect consideration of this Application.

Full consideration of the proposed development against the planning policy framework is considered within the Original Permission and below in terms of the amendments. To confirm, the proposed changes will have no impact on Daylight and Sunlight, Transport, Air Quality, Contamination, TV Reception, or Crime Impact.

Heritage and Visual Impact

A Design and Access Statement Prepared by Tim Groom Architects and a Heritage Statement Addendum prepared by Stephen Levrant Heritage Architecture (SLHA) are submitted in support of the amendment application and concurrent Listed Building application.

The concurrent Listed Building Application provides a full assessment against the relevant design and heritage policies for those amendments and interventions that impact the Listed Buildings. The below relates to the amendments sought to the Original Permission as detailed above.

Externally, changes to the Listed Building relate only to the introduction of sash windows and retention of a ground floor window (former proposed hotel doorway). These changes seek to reinstate historic elements therefore resulting in a beneficial impact to the historic significance of the building.

The design changes, discussed above, to the extension retains high quality materials that complements and enhances the Listed Buildings and responds to the site-specific industrial heritage of the Castlefield Conservation Area. The amended proposals remain fully compliant with EN1 (Design Principles and Strategic Character Areas) and Core Strategy Policy CC9 (Design and Heritage) through the continued delivery of a high quality scheme.

The layout, scale, massing and appearance of the extension is largely the same as the Original Permission save for a small extension to the plant screening. The impact of the plant screening has been assessed within the Heritage Statement Addendum, in line with Policy CC9. This concludes that the amendments to the roofline of the new-build element of the scheme are imperceptible when compared to the original 2018 views, and consequently these changes do not alter the 2018 beneficial impact overall conclusion.

The Heritage Statement Addendum concludes, in relation the extension, that it will still be read as a contemporary addition that is subservient to the special interest of the Site and indeed to adjacent heritage assets as per the Original Permission.

Overall, the Heritage Statement Addendum concludes that the proposals result in less than substantial harm and that the overriding aims of the proposals, as per the Original Permission, formulate a sustainable long-term use for the site whilst minimising the impact on the special interest of the building.

In addition, the proposals result in a number of public benefits as detailed in the accompanying Listed Building Application. It is therefore concluded that when considering the impacts as a whole, in the context of the changed baseline position and risks to the buildings if no proposals are brought forward, it is clear that the 'less than substantial harm' conclusion of the Heritage Statement Addendum coupled with the public benefits is non-material in the overall planning judgement.

Noise

A detailed Noise Impact Assessment has been prepared by Hann Tucker Associates, in support of the amendment application this takes into consideration the revised M&E and Ventilation Strategy and proposed sash windows. It also supports the noise attenuation required internally as part of the Listed Building application.

The Assessment has reviewed the proposals against relevant national and local planning policies. The proposals have been assessed in line with British Standard 8233:2014 guidance.

As outlined within the Assessment, with the proposed fabric construction and ventilation provision, the predicted internal equivalent noise levels for the restaurant and bar operations will be comparable to a busy bar with low level background music and no mitigation is required.

The Assessment outlines that the noise generated from the plant items, such as air extraction for kitchens and toilets and air conditioning units, will be mitigated through the provision of low noise equipment such as silencers, enclosures, screens and other acoustic attenuation measures where necessary.

Given the provision of sash windows, secondary glazing is required to the hotel bedrooms to prevent noise ingress.

The assessment shows the site, subject to appropriate mitigation measures, is suitable for hotel development in terms of noise. The proposal continues to comply with Core Strategy Policy DM1 (Development Management), NPPF Section 12 (Achieving well-designed places) (paragraph 130) and GD05 (Planning and Noise).

Ventilation

A Ventilation Statement has been prepared by Novo and are submitted in support of the amendment application and concurrent Listed Building Application. The updated ventilation strategy for the differing areas within the Proposed Development are as follows:

Restaurant, Bar Area

The ground floor area is designated as a restaurant and bar with a commercial kitchen area. The extract ventilation from the kitchen extract canopy shall be routed through the building to the roof where the extract fan system shall terminate on the roof of the building. Where required the respective fire compartmentation and ductwork shall be provided as well as attenuation.

Fume, vapour and odour control will be incorporated within the ventilation system and the strategy will include risk assessments for odour and noise, in line with appropriate guidance, such 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by EMAQ (2018).

The kitchen will have dedicated mechanical supply and extract units to meet the demand of the kitchen appliances as detailed by a kitchen specialist in line with DW 172.

Bedroom

The bedroom accommodation will be ventilated through individual MVHR units located within each room. The units will introduce fresh air into the rooms and extract stagnant air from the en-suites.

To avoid impact to the Listed buildings, a central air handling unit will be provided to supply and extract ventilation to the bedrooms. This is to be located on the external plant deck at Level 3 of the Proposed Development.

Front of House

Comfort cooling is to be provided to all front of house occupied spaces through the introduction of air conditioning units, combining heat recovery.

The proposed development therefore continues to comply with Core Strategy Policy DM1 (Development Management) and NPPF Section 12 - Achieving well-designed places (paragraph 130)

Drainage

Renaissance have undertaken an Outline Drainage Strategy in support of the amended drainage strategy. It has been prepared to assess the risk of flooding throughout the Site and detail the drainage measures proposed. The surface water drainage network is to be designed in accordance with Building Regulations Part H, BS EN 752 and Code for Adoption. In addition, the following requirements will also be adopted in accordance with the Non-Statutory Technical Standards for Sustainable Drainage: Practice Guidance and Manchester City Council SuDS requirements for new developments:

- The below ground drainage system will be designed to ensure there is no surcharging for a 1 in 2-year rainfall event.

- The below ground drainage system will be designed to ensure flooding does not occur on site for both the 1 in 30-year and 1 in 100-year rainfall events.
- The surface water system is to be designed to accommodate the 1-, 2-, 30- and 100-year return events with 45% climate change up to a 6hr duration for the free flow and surcharged outfall scenarios.

The Assessment sets out that the surface water management strategy is significantly restricted due to existing site constraints and the presence of Grade II Listed buildings on the Site.

The current drainage run is to be re-laid and connected to the existing outfall into the public sewer along Old Medlock Street. The reduced drained roof area into the basement will be circa 172 sq metres, a circa 45% reduction in drained area to the sewer.

The sections of roof to the rear of the existing buildings and new rear extension are to be collected within the above ground surface water system and connect into the below ground drainage under the bin store adjacent to Woollam Place. The surface water is to connect into an attenuation tank, provided by an oversized manhole, prior to discharge into the public sewer system on Woollam Place at a restricted flow rate.

The unrestricted discharge to Old Medlock Street from the existing basement drainage route will be 3.3l/s, based on the proposed 172m² drained roof area. It is therefore proposed to restrict the surface water discharge, from the remaining 432m² roof area, into Woollam Place to 1.8l/s using a flow control device within the final manhole

Due to the site constraints only circa 6.9m³ of storage can be practically provided below the bin store area. The remaining storage required to achieve the proposed limit to the discharge rate into the Woollam Place sewer is therefore proposed to be provided by a blue roof on the new extension upper roof.

The site will have a dedicated foul water network that will flow into a combined manhole on the site boundary and discharge into the public sewer system in Woollam Place via a new connection. The drainage system is to be designed in accordance with Building Regulations Part H, BS EN 752, and Codes for Adoption.

The proposed hotel use is considered to be wholly compliant with relevant policies and guidance namely Core Strategy Policies DM1 (Development Management), EN14 (Flood Risk), EN17 (Water Quality) and NPPF Section 14 - Meeting the challenge of climate change, flooding and coastal change (paragraphs 159 and 161 to 166).

Waste

A Waste Management Review has been prepared by Vectos to consider the potential refuse and recyclable waste volumes, including potential organic waste for all uses associated with the Proposed Development.

The requirement for waste containers per waste stream has been produced based on recommendations set by MCC' Waste Storage and Collection Guidance for New Developments GD04 (2017).

The Proposed Development includes a small kitchen, where a small kitchen bin store will accommodate c. 3 x 240 litre bins and a main bin store of 16 sq metres, in which 4 no. of 1,200 litre Eurobins and 2 no. of 240 litre bins can be stored.

The proposed development therefore continues to comply with Core Strategy Policy DM1 (Development Management), Core Strategy Policy EN19 (Waste) and GD04 Waste Storage and Collection Guidance for New Developments.

Energy and Environmental Standards

An Energy and Environmental Standards Statement has been prepared by Novo to reflect the amended proposals. This Statement confirms that due to the Grade II Listed status of the building and the Site's location within a Conservation Area, the Proposed Development is exempt from traditional CO2 and Primary Energy requirements within Part L (2010). This is due to the fact that the technology required to achieve the required standards, would visually impact the Listed asset. Nevertheless, the Proposed Development would achieve a 17.65% reduction by 2010 Building Regulation Standards and as limiting fabric u-values have been included and a predicted EPC rating of B is achieved, the development complies with Part L 2021, supports the Manchester Core Strategy ethos and is future proofed against MEES 2025 standards.

The proposed development therefore continues to comply with Core Strategy Policies EN4 (Reducing carbon emissions by enabling low and zero carbon development) Policy EN6 (Target framework for CO2 reductions from low or zero carbon energy supplies), Policy EN8 – Adaptation to climate change alongside the MCC Guide to Development SPD, NPPF – Paragraphs 152 and 157 and the Manchester Climate Change Framework (2022).

Application Submission

Appendix 1 and 2 provides full details of the amendment application and concurrent Listed Building supporting documents.

Summary

The amendments proposed in this Application will result in a development that is not materially changed from the approved development on-site (ref: 117897/FO/2017). The amendments have been subject to detailed ongoing discussions with Planning and Conservation Officers at the Local Planning Authority alongside other statutory consultees, who have all confirmed approval in principle to the amendments.

The amended scheme will continue to accord with the Development Plan when taken as a whole and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this application be supported by the Planning Authority.

The Application has the Planning Portal references: PP-12186176 and the application fee of £234 has been paid online via Planning Portal.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleague Rachel Poole (rpoole@deloitte.co.uk / +44 161 455 6272).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. To the right of the signature, there is a vertical line.

For Deloitte LLP

Encl.

Appendix 1:

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the proposed design adjustments to No.123-125 Liverpool Road, and additional drawings to support this Application.

Table 1.1 Plans References

Drawing Name	Approved Drawing	New Drawing Reference
Floor Plans		
Proposed Basement Plan	0053_03_299_REV F	1073-TGA-XX-B1-DR-A-95030-P02
Proposed Ground Floor Plan	053_03_300_REV H	1073-TGA-XX-00-DR-A-95031-P02
Proposed First Floor Plan	053_03_301_REV F	1073-TGA-XX-00-DR-A-95032-P02
Proposed Second Floor Plan	053_03_302_REV E	1073-TGA-XX-00-DR-A-95033-P02
Proposed Third Floor Plan	053_03_303_REV E	1073-TGA-XX-00-DR-A-95034-P02
Proposed Fourth Floor Plan	053_03_304_REV D	1073-TGA-XX-00-DR-A-95035-P02
Proposed Roof Plan	053_03_305_REV C	1073-TGA-XX-RF-DR-A-95036-P02
Elevations		
Proposed North Elevation	053_05_011_REV E	1073-TGA-XX-XX-DR-A-95050-P02
Proposed East Elevation	053_05_012_REV D	1073-TGA-XX-XX-DR-A-95051-P02
Proposed South Elevation	053_05_013_REV D	1073-TGA-XX-XX-DR-A-95052-P02
Proposed West Elevation	053_05_014_REV E	1073-TGA-XX-XX-DR-A-95053-P02
Demolition Plan		
Basement Demolition Plan	053_03_199_REV C	1073-TGA-XX-B1-DR-A-95070-P02
Ground Floor Demolition Plan	053_03_200_REV C	1073-TGA-XX-00-DR-A-95071-P02
First Floor Demolition Plan	053_03_201_REV E	1073-TGA-XX-01-DR-A-95072-P02
Second Floor Demolition Plan	053_03_202_REV C	1073-TGA-XX-02-DR-A-95073-P02
Sections		

Drawing Name	Approved Drawing	New Drawing Reference
General Arrangement - Section BB	0053_04_101_REV C	1073-TGA-XX-ZZ-DR-A-95040-P02
General Arrangement - Section DD	0053_04_103_REV B	1073-TGA-XX-ZZ-DR-A-95041-P02
General Arrangement - Section FF *New Plan		1073-TGA-XX-ZZ-DR-A-95042-P02
General Arrangement - Section GG *New Plan		1073-TGA-XX-ZZ-DR-A-95043-P02
General Arrangement - Section HH *New Plan		1073-TGA-XX-ZZ-DR-A-95044-P02
General Arrangement - Section II *New Plan		1073-TGA-XX-ZZ-DR-A-95045-P02
Intervention Plans		
Intervention Plan - Level B1 *New Plan		1073-TGA-XX-B1-DR-A-95060-P02
Intervention Plan - Level 00 *New Plan		1073-TGA-XX-00-DR-A-95061-P02
Intervention Plan - Level 01 *New Plan		1073-TGA-XX-01-DR-A-95062-P02
Intervention Plan - Level 02 *New Plan		1073-TGA-XX-02-DR-A-95063-P02
Intervention Section – Typical *New Plan		1073-TGA-XX-ZZ-DR-A-95064-P01
Intervention Elevation – Typical *New Plan		1073-TGA-XX-00-DR-A-95065-P01
Intervention Details – Typical Panelled Windows *New Plan		1073-TGA-XX-01-DR-A-95066-P01
Intervention Details – Typical Windows *New Plan		1073-TGA-XX-01-DR-A-95067-P01
Intervention Details – Typical Internal Doors *New Plan		1073-TGA-XX-ZZ-DR-A-95068-P01
Intervention Details – Existing Stair *New Plan		1073-TGA-XX-ZZ-DR-A-95069-P01
Ceiling Plans		
Ceiling Plan - Level B1	1073-TGA-XX-B1-DR-A-95080-P01	1073-TGA-XX-B1-DR-A-95090-P02
Ceiling Plan - Level 00	1073-TGA-XX-00-DR-A-95081-P01	1073-TGA-XX-00-DR-A-95091-P02
Ceiling Plan - Level 01	1073-TGA-XX-01-DR-A-95082-P01	1073-TGA-XX-01-DR-A-95092-P02

Drawing Name	Approved Drawing	New Drawing Reference
Ceiling Plan - Level 02	1073-TGA-XX-02-DR-A-95083-P01	1073-TGA-XX-02-DR-A-95093-P02
M&E Plans		
Electrical Services LV Schematic *New Plan		P1824-NOV-XX-XX-SCH-E-6001-P02
Electrical Services Containment Layout Ground Floor *New Plan		P1824-NOV-XX-00-DR-E-6101-P01
Electrical Services Containment Layout First Floor *New Plan		P1824-NOV-XX-01-DR-E-6101-P01
Electrical Services Containment Layout Second Floor *New Plan		P1824-NOV-XX-02-DR-E-6101-P01
Electrical Services Containment Layout Third Floor *New Plan		P1824-NOV-XX-03-DR-E-6101-P01
Electrical Services Containment Layout Fourth Floor *New Plan		P1824-NOV-XX-04-DR-E-6101-P01
Electrical Services Containment Layout Basement *New Plan		P1824-NOV-XX-B1-DR-E-6101-P01
Electrical Services Ground Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-00-DR-E-6201-P02
Electrical Services First Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-01-DR-E-6201-P02
Electrical Services Second Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-02-DR-E-6201-P02
Electrical Services Third Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-03-DR-E-6201-P02
Electrical Services Fourth Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-04-DR-E-6201-P02
Electrical Services Basement Small Power and Data Layout *New Plan		P1824-NOV-XX-B1-DR-E-6201-P02
Electrical Services Ground Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-00-DR-E-6301-P01

Drawing Name	Approved Drawing	New Drawing Reference
Electrical Services First Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-01-DR-E-6301-P01
Electrical Services Second Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-02-DR-E-6301-P01
Electrical Services Third Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-03-DR-E-6301-P01
Electrical Services Fourth Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-04-DR-E-6301-P01
Electrical Services Basement Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-B1-DR-E-6301-P01
Electrical Services Fire Alarm Layout Ground Floor *New Plan		P1824-NOV-XX-00-DR-E-6701-P01
Electrical Services Fire Alarm Layout First Floor *New Plan		P1824-NOV-XX-01-DR-E-6701-P01
Electrical Services Fire Alarm Layout Second Floor *New Plan		P1824-NOV-XX-02-DR-E-6701-P01
Electrical Services Fire Alarm Layout Third Floor *New Plan		P1824-NOV-XX-03-DR-E-6701-P01
Electrical Services Fire Alarm Layout Fourth Floor *New Plan		P1824-NOV-XX-04-DR-E-6701-P01
Electrical Services Fire Alarm Layout Basement *New Plan		P1824-NOV-XX-B1-DR-E-6701-P01
Mechanical Services Second Floor Mechanical Plantroom Layout *New Plan		P1824-NOV-XX-02-DR-M-5001-P01
Mechanical Services Above Ground Drainage Ground Floor *New Plan		P1824-NOV-XX-00-DR-M-5201-P02
Mechanical Services Above Ground Floor Drainage First Floor *New Plan		P1824-NOV-XX-01-DR-M-5201-P02
Mechanical Services Above Ground Floor Drainage Second Floor *New Plan		P1824-NOV-XX-02-DR-M-5201-P01

Drawing Name	Approved Drawing	New Drawing Reference
Mechanical Services Above Ground Floor Drainage Third Floor *New Plan		P1824-NOV-XX-03-DR-M-5201-P01
Mechanical Services Above Ground Floor Drainage Fourth Floor *New Plan		P1824-NOV-XX-04-DR-M-5201-P01
Mechanical Services Above Ground Floor Drainage Basement *New Plan		P1824-NOV-XX-B1-DR-M-5201-P02
Mechanical Services Above Ground Floor Drainage Roof *New Plan		P1824-NOV-XX-RF-DR-M-5201-P01
Mechanical Services Ground Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-00-DR-M-5301-P01
Mechanical Services First Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-01-DR-M-5301-P01
Mechanical Services Second Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-02-DR-M-5301-P02
Mechanical Services Third Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-03-DR-M-5301-P02
Mechanical Services Fourth Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-04-DR-M-5301-P01
Mechanical Services Basement Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-B1-DR-M-5301-P01
Mechanical Services Ground Floor Heating Layout *New Plan		P1824-NOV-XX-00-DR-M-5601-P01
Mechanical Services First Floor Heating Layout *New Plan		P1824-NOV-XX-01-DR-M-5601-P01
Mechanical Services Second Floor Heating Layout *New Plan		P1824-NOV-XX-02-DR-M-5601-P02
Mechanical Services Third Floor Heating Layout *New Plan		P1824-NOV-XX-03-DR-M-5601-P02
Mechanical Services Fourth Floor Heating Layout *New Plan		P1824-NOV-XX-04-DR-M-5601-P01

Drawing Name	Approved Drawing	New Drawing Reference
Mechanical Services Basement Level Heating Layout *New Plan		P1824-NOV-XX-B1-DR-M-5601-P01
Mechanical Services Ground Floor Ventilation Layout *New Plan		P1824-NOV-XX-00-DR-M-5701-P01
Mechanical Services First Floor Ventilation Layout *New Plan		P1824-NOV-XX-01-DR-M-5701-P01
Mechanical Services Second Floor Ventilation Layout *New Plan		P1824-NOV-XX-02-DR-M-5701-P01
Mechanical Services Third Floor Ventilation Layout *New Plan		P1824-NOV-XX-03-DR-M-5701-P01
Mechanical Services Fourth Floor Ventilation Layout *New Plan		P1824-NOV-XX-04-DR-M-5701-P01
Mechanical Services Basement Level Ventilation Layout *New Plan		P1824-NOV-XX-B1-DR-M-5701-P01
Mechanical Services Roof Level Ventilation Layout *New Plan		P1824-NOV-XX-RL-DR-M-5701-P03
Structural Plans		
Existing Building Refurbishment Details - Sheet 1 *New Plan		LRH-REN-XX-ZZ-DR-S-03300-P01
Existing Building Refurbishment Details - Sheet 2 *New Plan		LRH-REN-XX-ZZ-DR-S-03301-P01
Existing Building Refurbishment Details - Sheet 3 *New Plan		LRH-REN-XX-ZZ-DR-S-03302-P01
Floor Strengthening Isometric Views *New Plan		LRH-REN-XX-XX-DR-S-09100-P01
Ground Floor Plan *New Plan		LRH-REN-XX-01-DR-S-01100-P03
Level 01 Plan *New Plan		LRH-REN-XX-01-DR-S-01110-P03

Drawing Name	Approved Drawing	New Drawing Reference
Level 02 Plan *New Plan		LRH-REN-XX-02-DR-S-01120-P03
Level 03 Plan *New Plan		LRH-REN-XX-03-DR-S-01130-P03
Level 04 Plan *New Plan		LRH-REN-XX-04-DR-S-01140-P03

Appendix 2: Supporting documents

Document	Prepared By	NMA Application	Listed Building Application
Application Forms	Deloitte Real Estate	✓	✓
Updated Photographic Record	Tim Groom Architects		✓
Schedule of Works	Tim Groom Architects		✓
Schedule of Accommodation	Tim Groom Architects	✓	✓
Design and Access Statement	Tim Groom Architects	✓	✓

Document	Prepared By	NMA Application	Listed Building Application
Addendum Heritage Statement	Stephen Levrant Heritage Architecture	✓	✓
Outline Drainage Strategy	Renaissance	✓	
Energy and Environmental Standards Statement	Novo	✓	
Noise Impact Assessment Report	Hann Tucker Associates	✓	✓
Waste Management Strategy	Vectos	✓	
Ventilation Statement	Novo	✓	✓

Document	Prepared By	NMA Application	Listed Building Application
MEP Stage 3 Report (and relevant plans listed above)	Novo		✓
Structural Survey Report (and relevant plans listed above)	Renaissance		✓
Heritage Defect and Repair Specification and Methodology	Hollis		✓
Emergency Reinstatement Works Design Statement	Renaissance		✓