PHOENIX IRONWORKS



Design + Access Statement

June 2023

CRTKL

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manchester life

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Planning

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Made in Ancoats

1

Introduction

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1.1
Executive Summary

In October 2014 Manchester City Council (MCC) endorsed the production of the Ancoats and New Islington Neighbourhood Development Framework. This document set the development and urban design principles to guide the positive regeneration of the area to meet the needs of the community and the city.

A subsequent update was endorsed in 2016 to incorporate principles for the second phase of major development in the neighbourhood, breaking it into 6 distinct zones across Ancoats and New Islington.

In July 2020, MCC endorsed a refreshed NDF focussed on the Poland Street Zone in Ancoats which was prepared to ensure future development preserved the character of the area whist meeting future housing, sustainability and community needs.

There is now an opportunity for a coordinated phase of development across the Poland Street Zone to build upon the previous success and further the evolution of Ancoats into a sustainable neighbourhood that can attract aspirational young people and families.

The proposals outlined in this document focus on a residential led scheme known as Phoenix Ironworks that responds to the principles set out in the NDF.

Phoenix Ironworks offers an exciting opportunity to help the Poland Street Zone transform into a distinctive new neighbourhood within Manchester.

The Phoenix Ironworks brief requested designs that included

- 1, 2 and 3 bedroom apartments to provide a mixture of typologies catering for a wide variety of residential requirements
- The creation of ground floor activities through the provision of makers' spaces and commercial workspace.
- Designs that are in line with Manchester’s Residential Design Guide
- A scheme that responds to the principles set out within the Poland Street Zone NDF and that respects the heritage value of the site and of Ancoats.

The purpose of this document is to set out site analysis, the strategic requirements, design development and how Phoenix Ironworks can be accessed by all prospective users.

It explains the design principles and concepts that have been applied to the proposal and demonstrates how the proposed development’s context has influenced the design.

The statement explains the approach to access and how relevant Local Plan policies have been considered, and how consultation undertaken in relation to design has informed the proposed development.

1.2
Introduction

This Design and Access Statement supports the planning application for the redevelopment of the site bound by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west. See drawing PIW-CRL-ZZ-ZZ-DR-AR-P00001 for site location. The site and proposals will be referred to as Phoenix Ironworks throughout the DAS.

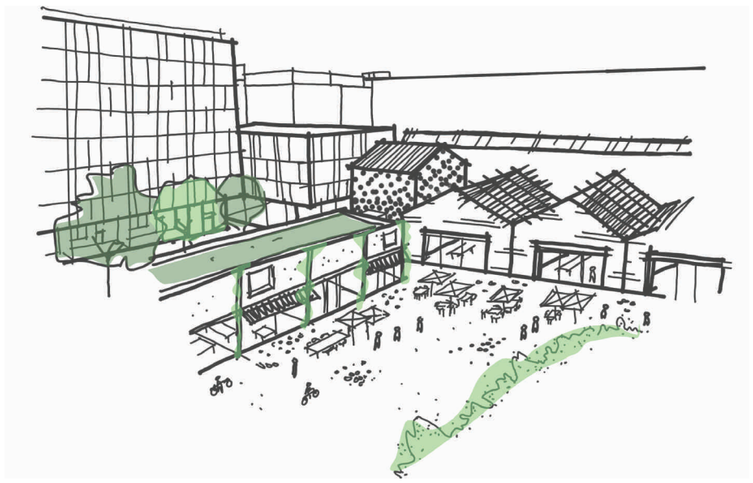
When delivered Phoenix Ironworks will provide a mixed-use development comprising 250 residential appartments and 6 townhouses with associated residents' garden, two commercial units and a series of makers' spaces arranged around a new makers' yard.

This DAS outlines the proposals for the purpose of the design narrative and assessment of accessibility. The drawings submitted alongside this planning application identify the full extent of the proposed development that is covered by this DAS

The proposal responds to the varying scales of the surrounding context with an architectural strategy creating a development which responds to Manchester City Council's vision for the future of the Poland Street Zone of Ancoats.

The development will deliver a mixed used scheme. Active ground floor will bring variety of uses and new life to Pheonix Ironworks. Alongside an enhanced landscape strategy, the changes will significantly improve the quality of the public realm and assist in integrating Phoenix Ironworks with the surrounding communities.

The development will ensure continued investment into Ancoats, allowing it to evolve and thrive to meet the needs of residents and visitors.







1.3
Development Team

Manchester Life Development Company 3 (MLDC3) have commissioned design teams to deliver the regeneration of several sites within the Poland Street Zone. They have worked closely with local stakeholders to ensure a comprehensive and co-ordinated approach to these proposals in accordance with the vision set out in the Neighbourhood Development Framework (NDF).

1.4
Design Team

This Design and Access Statement (DAS) has been prepared by CallisonRTKL in conjunction with the professional team (listed to the right) to support a full planning application for the residential led development known as Phoenix Ironworks.

CallisonRTKL
Architecture

Mace
Project Managers

Planit-IE
Landscape Architect

Deloitte
Planning Consultant

Curtins
Structures and Civils

Buro Happold
Mechanical and Electrical
Sustainability

Sandy Brown
Acoustic Consultant

Hoare Lea
Fire Engineers

Curtins
Transport Consultant

Turner and Townsend
Cost Consultant

Counter Context
Consultation and Engagement



Lampwick Quay
Manchester



Cotton Field Wharf
Manchester

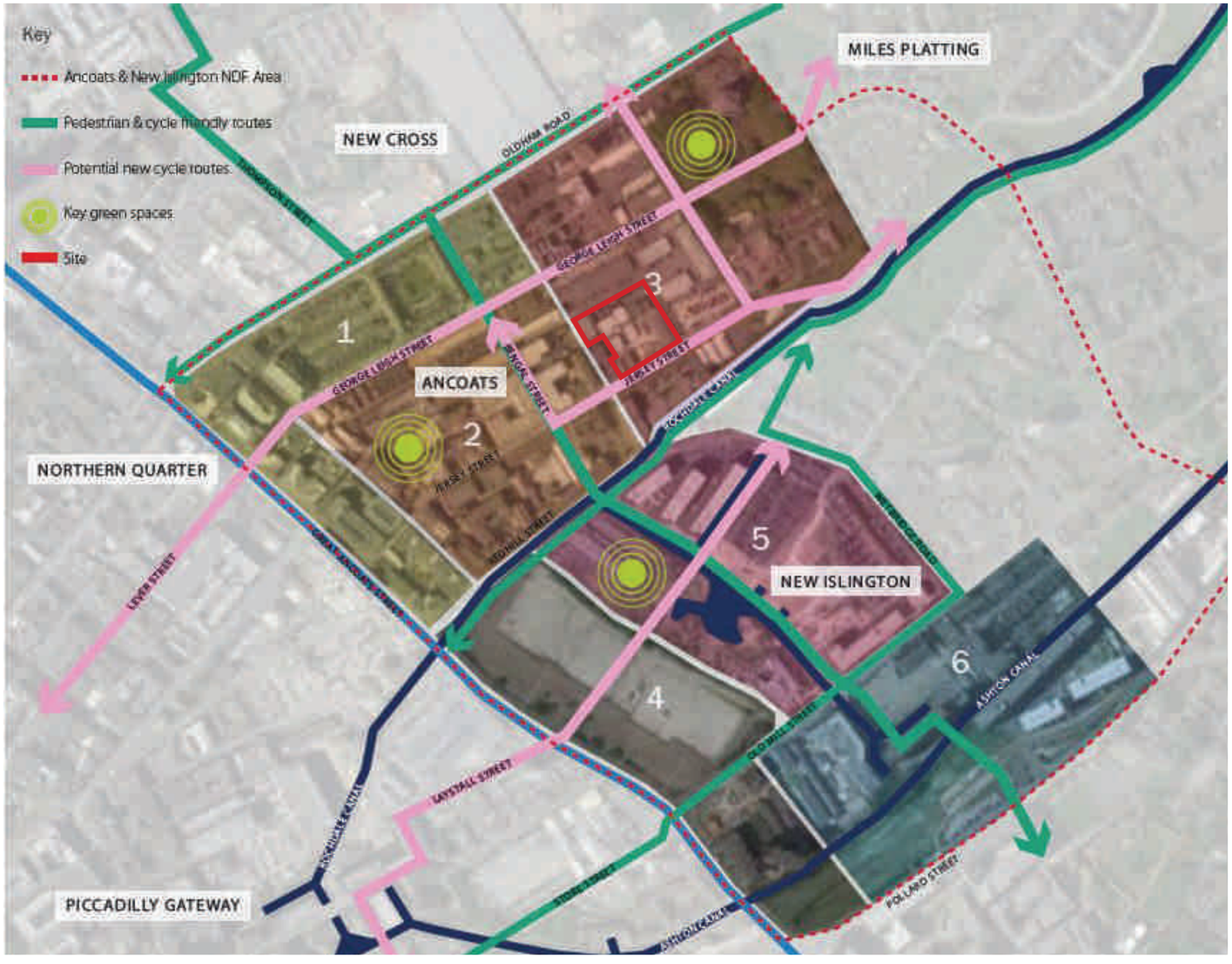
1.5
Vision for Ancoats

Ancoats and New Islington NDF

The illustrative framework contained within the updated Ancoats and New Islington Neighbourhood Development Framework identified six character areas based on contextual appraisals, site analysis and identified roles in delivering the NDF masterplan strategy and vision.

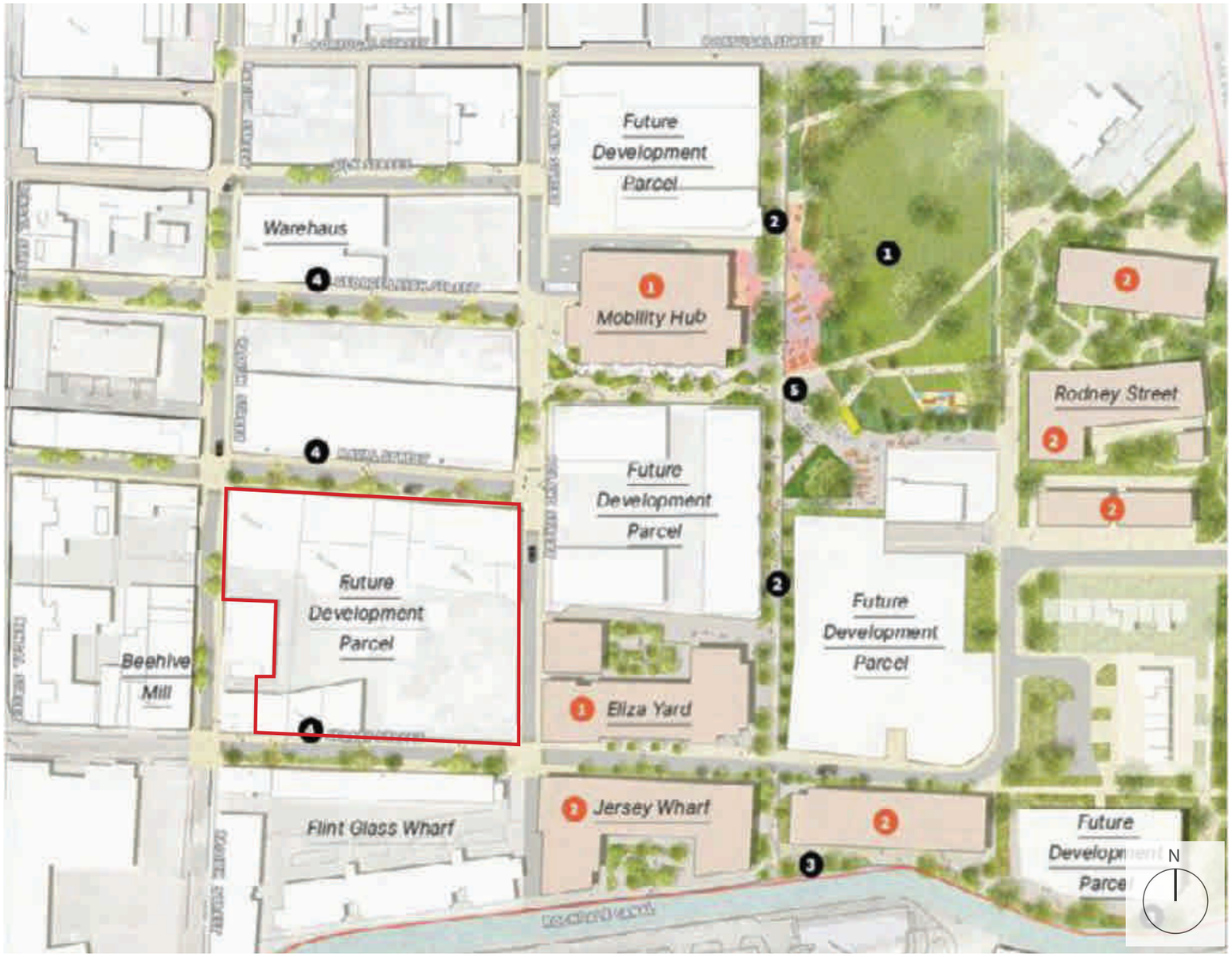
These 6 character areas are:

1. Character Area 1 – Greater Ancoats Street and Oldham Road Frontage
2. Character Area 2 – The Ancoats Core
3. Character Area 3 – The Poland Street Zone
4. Character Area 4 – Great Ancoats Street Frontage (New Islington)
5. Character Area 5– New Islington Neighbourhood
6. Character Area 6 – Ashton Canal Corridor



The Poland Street Zone NDF (2020) has positioned the neighbourhood as a 'working and living' community with exemplar development showcasing the potential for live-work communities integrating a range of accessible homes and workspaces. Better connectivity to the East of the area is critical to its success as well as helping to realise a combined neighbourhood across Ancoats and New Islington. The following key points from the Masterplan Vision are highlighted:

- A place where the city meets the suburbs
- Combined living and working spaces at the core - optimising residential and employment space
- Diverse & multi-generational - a broad mix including community infrastructure and range of housing formats.
- Urban & green - unreservedly urban but integrating meaningful and well-conceived open spaces
- Physical & social - an authentic evolution of Ancoats' physical and social fabric



1.6
Project Brief

The client's brief is to build a residential led community of circa 250 homes, with a sense of place, within a well-designed development in the local context.

The brief outlines the importance of understanding of the place today, its historic development, and the influence of wider regeneration on being key to designing and deliveing a successful Phoenix Ironworks.

The brief adopted the criteria set out in the Poland Street Zone NDF and public relam strategy namely;

- Apartment living
- Community gardens
- Encourage cycle travel
- Family housing
- Home office spaces
- Maker spaces
- Yard spaces
- Green Streets
- Connection to Ancoats green

The key design drivers from these criteria and identified in the the Poland Street NDF were;

- The activation of Jersey Street as mixed use connector between the two zones
- A mix of workspaces and residential uses
- Eclectic forms, with a variation in massing
- Lower height buildings on the street with taller buildings behind





1.7
Summary of Proposals

Erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents amenity space (Use Class C3), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works.

Mix:

1 Bedroom	82 units	32.03%
2 Bedroom	147 units	57.42%
3 bedroom	19 units	7.42%
Townhouses	6 units	2.34%
Duplexes	2 units	0.78%
Total	**256 units**	

1,292 sq.m. of commercial space (Use Class E)

Ancillary amenity space

The proposed development will include four disabled car parking bays and one loading bay on site with parking provision for residents at the nearby Ancoats Mobility Hub (consent ref: 130627/FO/2021) where 70 spaces will be allocated. The combined allocation representing 29% parking provision for the scheme.

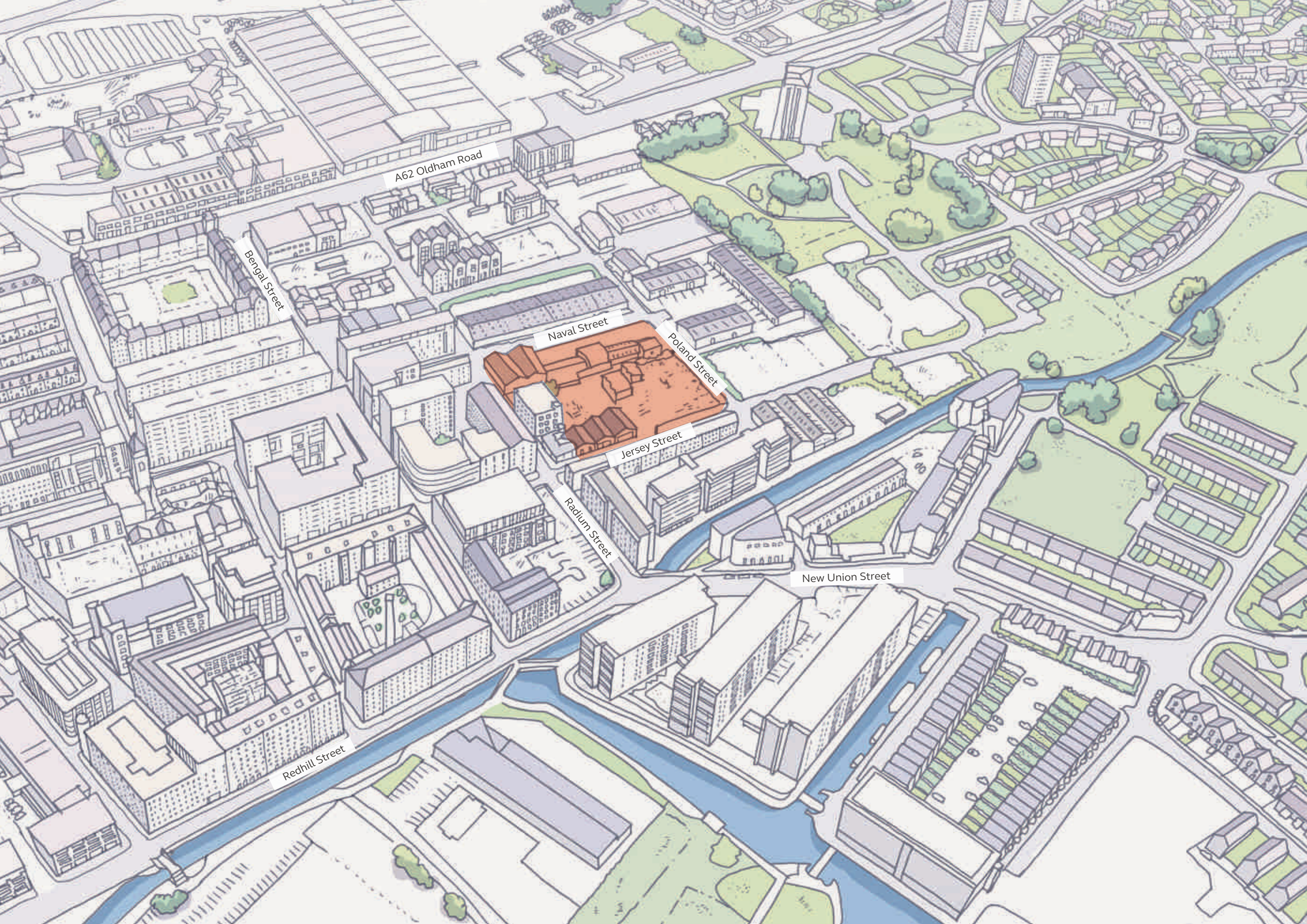
Cycle parking will be 1:1 (256 secure cycle spaces)

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Ancoats



2

The Site & Context


A62 Oldham Road
Bengal Street
Naval Street
Poland Street
Jersey Street
Radium Street
New Union Street
Redhill Street

2.1
Site Location

The site is bound by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west.

The Site currently comprises hardstanding and warehouses. The site is located within the Ancoats Conservation Area, and the Howarth Metal Garages fronting Jersey Street and the walls bounding Jersey and Poland Street are of heritage interest.

A historic infilled canal arm, the Bengal Arm, was built across the Site in the 19th Century to aid development of the site and the surrounding mills. By 1850 the site was occupied by the historical Phoenix Ironworks, which comprised a casting shop fronting onto Poland Street, a large central courtyard and a four story office building fronting onto Jersey Street.

The site is surrounded by a mix of industrial and residential uses. Industrial units are located to the north along Naval Street. To the east of the site is industrial units and surface car parking. To the south of the site is Flint Glass Works and Wharf; warehouses converted to offices and residential respectively. To the west of the site is the Grade II* listed Beehive Mill which has been converted into co-working and residential development.



2.2
Site Context

The site lies within the Ancoats and Beswick ward. During the late 18th to early 20th century, Ancoats and New Islington was a thriving industrial district of Manchester, until it suffered significant economic decline during the post-war years. The decline of Britain's textile industry saw Ancoats' population decline. By the '90s the area was suffering from high levels of crime and dereliction. From the early 1990's onward the City Council has worked in conjunction with government agencies, businesses, community stakeholders and developer partners to develop and deliver comprehensive regeneration strategies in the area. The 2008 financial crisis halted many previous regenerations and placemaking efforts. With the remaining community vulnerable and a severe housing shortfall in the city, Ancoats was identified as a priority area for intervention on the Eastern edge of the city centre.

Following a series of coordinated interventions and partnerships, Ancoats has now seen its population grow and is noted as one of the most liveable communities in the country. Developers, landlords, cultural venues, local businesses and community groups now contribute towards community cohesion, safety, and the continued improvement of public spaces. Critical infrastructure has been delivered including the completion of Cutting Room Square in 2010 and Cotton Field Park in 2011. A permanent home for the Manchester Grammar School sponsored New Islington Free School opened in September 2013. New homes have been delivered, facilitating the areas transformation into a neighbourhood of choice. Manchester Life has delivered nearly 1500 new homes for rent and sale across Ancoats and New Islington, including the refurbishment of the Grade II* Murrays' Mills. Collectively they have won a number of awards within two years of opening. Tenants have been identified, and leases managed closely to control opening hours and help create an attractive community for both businesses and residents, and a vibrant daytime and evening economy. To date, Manchester Life have secured two planning permissions for their third phase of development. Eliza Yard (118 residential units with commercial at ground floor) received planning consent in July 2021 with Jersey Wharf (190 residential units with commercial at ground floor) received planning permission in September 2022. In addition to this, the Ancoats Mobility Hub, which will provide the parking for the Manchester Life schemes, received planning consent in July 2021 and is being delivered by Manchester City Council.

The Site is located within the Ancoats Conservation Area. The nearest listed asset to the development Site is the Grade II* Listed Beehive Mill, located approximately 13m to the west of the Site.

The Site is located within Flood Zone 1 which means that there is less than 0.1% chance of flooding per annum. It falls within a Critical Drainage Area as prescribed by the Manchester, Salford and Trafford Strategic Flood Risk Assessment.

The Site is located within the Ancoats and New Islington area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework which was originally endorsed by Manchester City Council in October 2014.

In July 2020, Manchester City Council endorsed a refreshed Neighbourhood Development Framework which focused on the Poland Street Zone in Ancoats and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs. The Neighbourhood Development Framework states that the development will be a welcoming residential area with a range and mix of accommodation befitting a neighbourhood of choice within a low car use area with high levels of cycle parking.

In March 2022, an addendum to the Poland Street Zone NDF was endorsed at Manchester City Council's Executive on 16 March 2022. The addendum provides a strategy for the public realm in the area and is intended to guide the design of public realm across the neighbourhood. This is known as the 'Poland Street Zone Public Realm Strategy'.



"The Dance Bar" - Jersey Street



"Howarth Metal Garages" - Jersey Street



"Howarth Metal Garages" - Jersey Street



"Phoenix Ironworks Wall" - Jersey Street

2.3
Wider Context

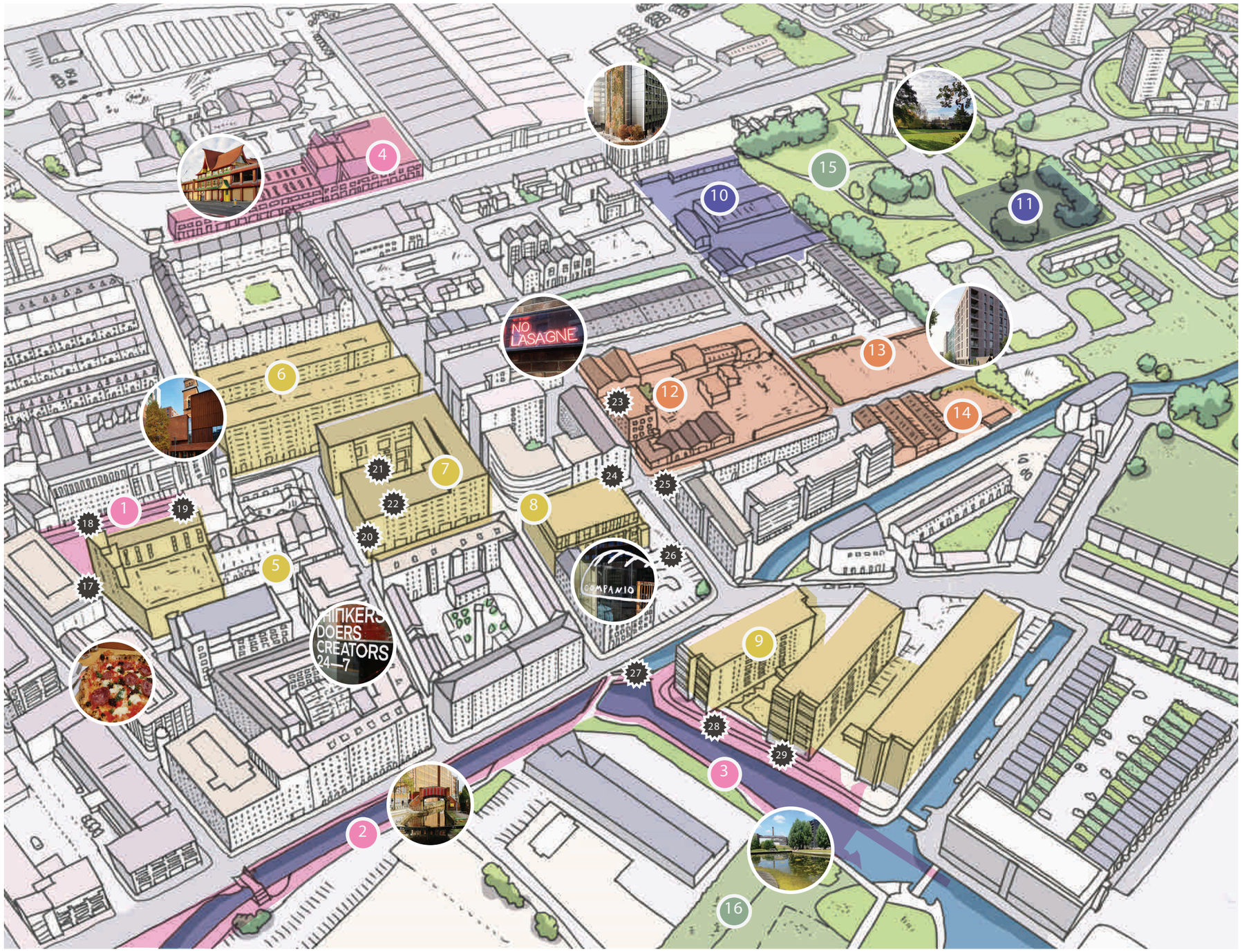
The site benefits from its location on the north eastern edge of Manchester City Centre, the principal economic driver for the City Region and a focus for employment, leisure, retail and cultural facilities. In addition, it benefits from excellent connections to public transport.

In this regard, the site is located within walking distance of Manchester Piccadilly Station and Victoria Station, which provide national and regional rail links, as well as acting as transport interchanges for local rail services and Metrolink services across Greater Manchester. In addition, Shudehill Bus Station and Metrolink Station and Market Street Metrolink Station are within walking distance of the site, providing connectivity to all lines on the Metrolink network and a number of regional bus services.



KEY

1 Cutting Room Square
2 Rochdale Canal Towpath
3 Cottonfield Wharf Marina
4 Wing Yip Superstore
5 ML - One Cutting Room Square
6 ML - Smith's Yard
7 ML - Sawmill Court
8 ML - New Little Mill
9 ML - Cottonfield Wharf
10 MCC - Proposed Mobility Hub
11 MCC - Proposed Affordable Housing
12 ML - Phoenix Ironworks
13 ML - Proposed Eliza Yard
14 ML - Proposed Jersey Wharf
15 Ancoats Green
16 Cotton Field Park
17 Rudy's Neapolitan Pizza
18 Seven Bro7hers Beerhouse
19 Elnecot
20 Colony Co-working
21 Mana
22 Trove
23 Lazy Tony's Lasagneria
24 Beehive Mill
25 Rads
26 Companio Bakery
27 Cask
28 House of Esk
29 Pollen Bakery

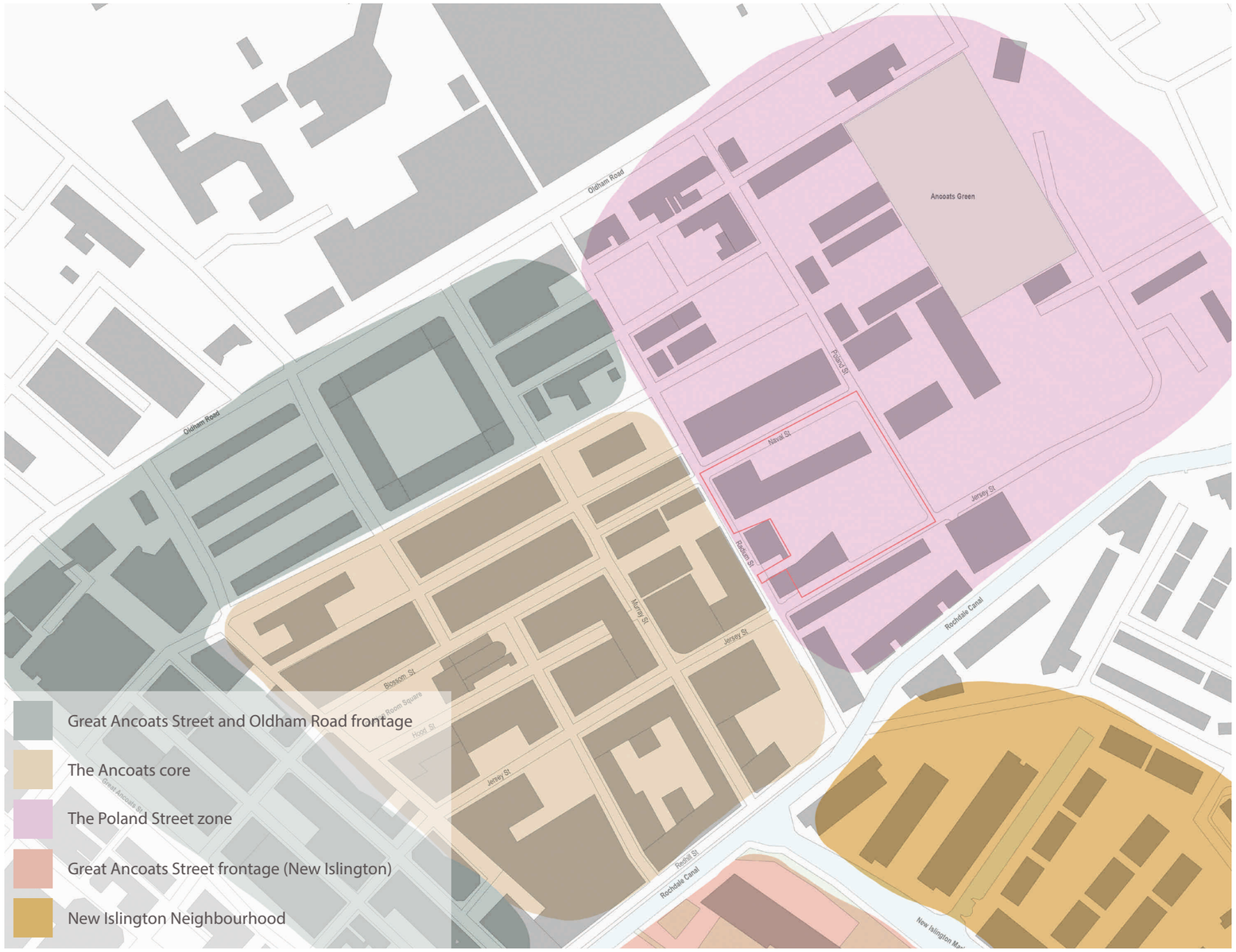


2.4
Character Areas

Planning policy supports a diverse mix of buildings and spaces, with particular development opportunities and design cues apparent in different parts of the area.

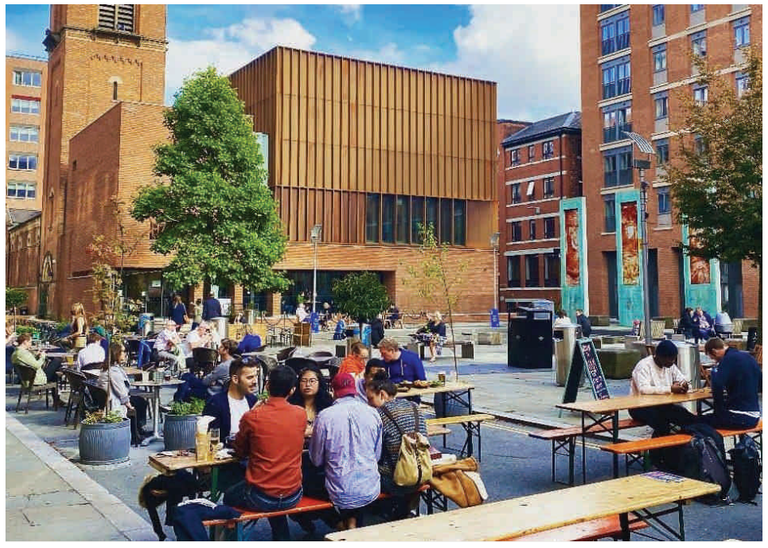
These different opportunities and cues reflect the varied nature, character and relationships to adjoining areas. As such, subtly different character areas could emerge based on design policy objectives. The proposed development site sits within a ‘working and living’ character area. The NDF highlights key design and development principles which help deliver the environmental, social and economic uplift that developments, including Phoenix Ironworks, should aspire towards.

The aim is to see improved social, environmental and economic outcomes from well-designed developments in the local context and a sense of place.





Great Ancoats Street and Oldham Road Frontage



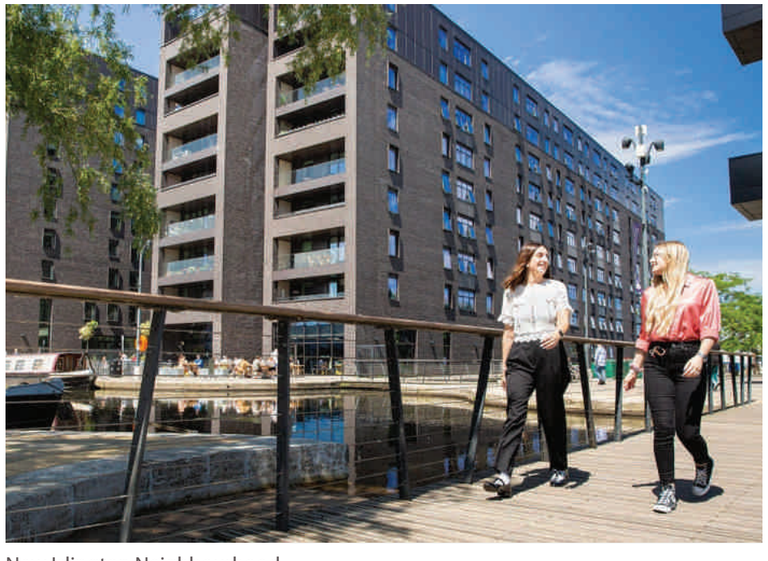
Ancoats Core



Poland Street Zone



Ancoats Core



New Islington Neighbourhood



New Islington Neighbourhood

2.5
Conservation Areas and Listed Buildings

The industrial prowess of the area was derived primarily from a large number of closely packed steam-powered textile mills and a variety of ancillary industries, together with a dense concentration of workers' housing, and a network of canals that provided the factories with a transport infrastructure and a supply of water for their steam-power plant.

It's time to show the site the same love as its surrounding mill conversions by embracing the remnants of the Phoenix Ironworks to create a new place for people to live, make, create, work and play.

1. Beehive Mill
2. Flint Glass Works
3. New Little Mill



1. BEEHIVE MILL

This Grade II* listed site is one of Manchester's oldest surviving cotton mills. Since 1824, it's been home to a soap factory, the legendary Sankey's night club, and now UrbanSplash have converted it to a thriving community of exciting businesses and entrepreneurs working from private offices and co-working space.

2. FLINT GLASS WORKS

This site was originally home to one of the country's finest glass manufacturers, Percival & Yates, 1844. Northern Group have transformed the works into managed workspace securing the site's future as an industrious hub for new businesses.

3. NEW LITTLE MILL

Greater Manchester's first electric-powered mill, forms part of the Murrays' Mill complex, which at the turn of the 19th Century was one of the world's largest cotton spinning complexes. ManchesterLife have carefully restored the historic façade and constructed an entirely new internal structure to create 68 stylish new homes with outdoor terraces in the heart of the conservation area.





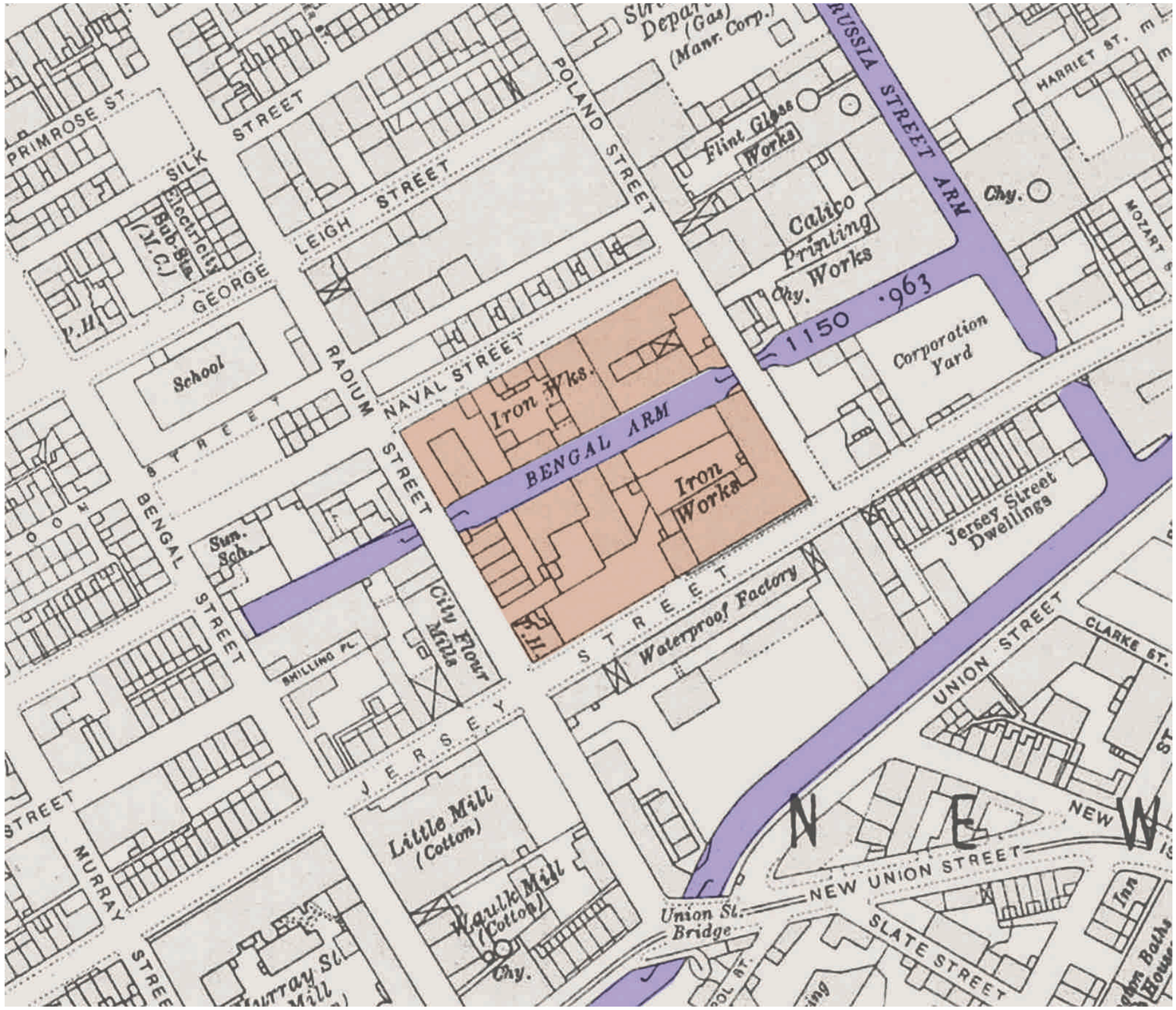


2.6
Site History

From the late 18th Century Ancoats became one of the most intensely developed manufacturing centres in the world.

At the turn of the 19th Century the Bengal Canal arm was built to aid development of the site and the surrounding mills. In the early 19th Century the first workers houses were built on the site with a Sunday School. By 1850 the Phoenix Ironworks occupied the site comprising a casting shop fronting onto Poland Street, a large central courtyard and a four storey office building fronting on to Jersey Street.

The proposed massing of the scheme should reference these varied building volumes built around courtyard spaces.

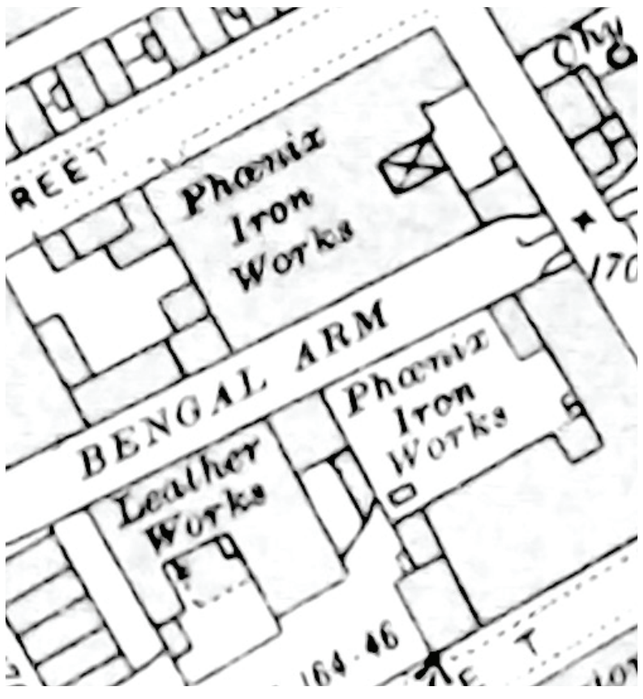


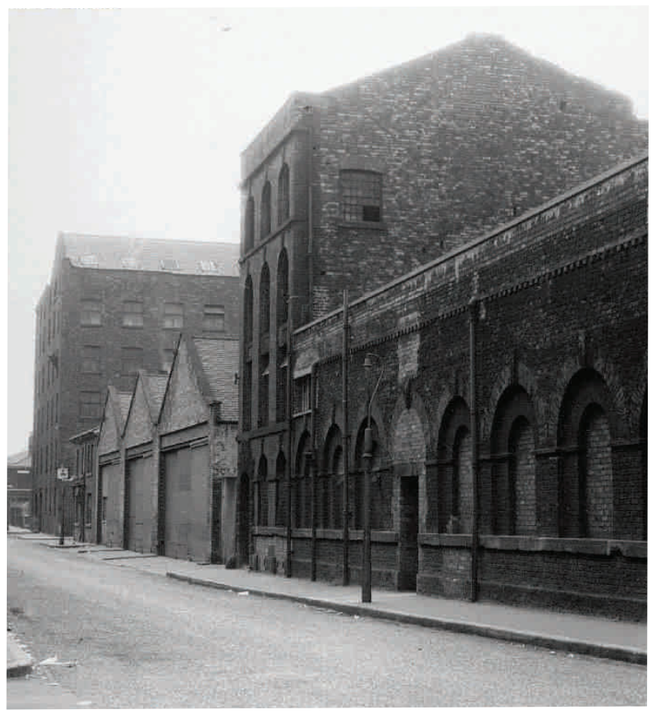
Our name ‘Phoenix Ironworks’ comes from the historical Phoenix Iron Works, as shown on the site here in this OS map from 1922.






(c) manchester libraries


Phœnix
Iron
Works
BENGAL ARM
Phœnix
Iron
Works
Leather
Works



2.7
Key Views

The views opposite are a summary of the key heriatge views These have been agreed as key vantage points from which to assess the design. Please refer to the heritage statement by KM Heritage for further detail.

They have formed the core of our massing analysis when considering different forms and design approaches for Phoenix Ironworks.




Textile White Merchant
FRANK HITCHEN
1


Diverted traffic
2


BENGAL STREET CLOSED USE ARDWICK STREET FOR DIVERSION
3


CITY COURT TRADING ESTATE
4

2.8 Conclusion

Opportunities

Create clear and complimentary urban shape

Active frontage to enhance pedestrian routes

Active frontage to contribute to activation of Radium Street

Create new square to act as attraction point

Negotiate shifts in scale and massing in surrounding areas

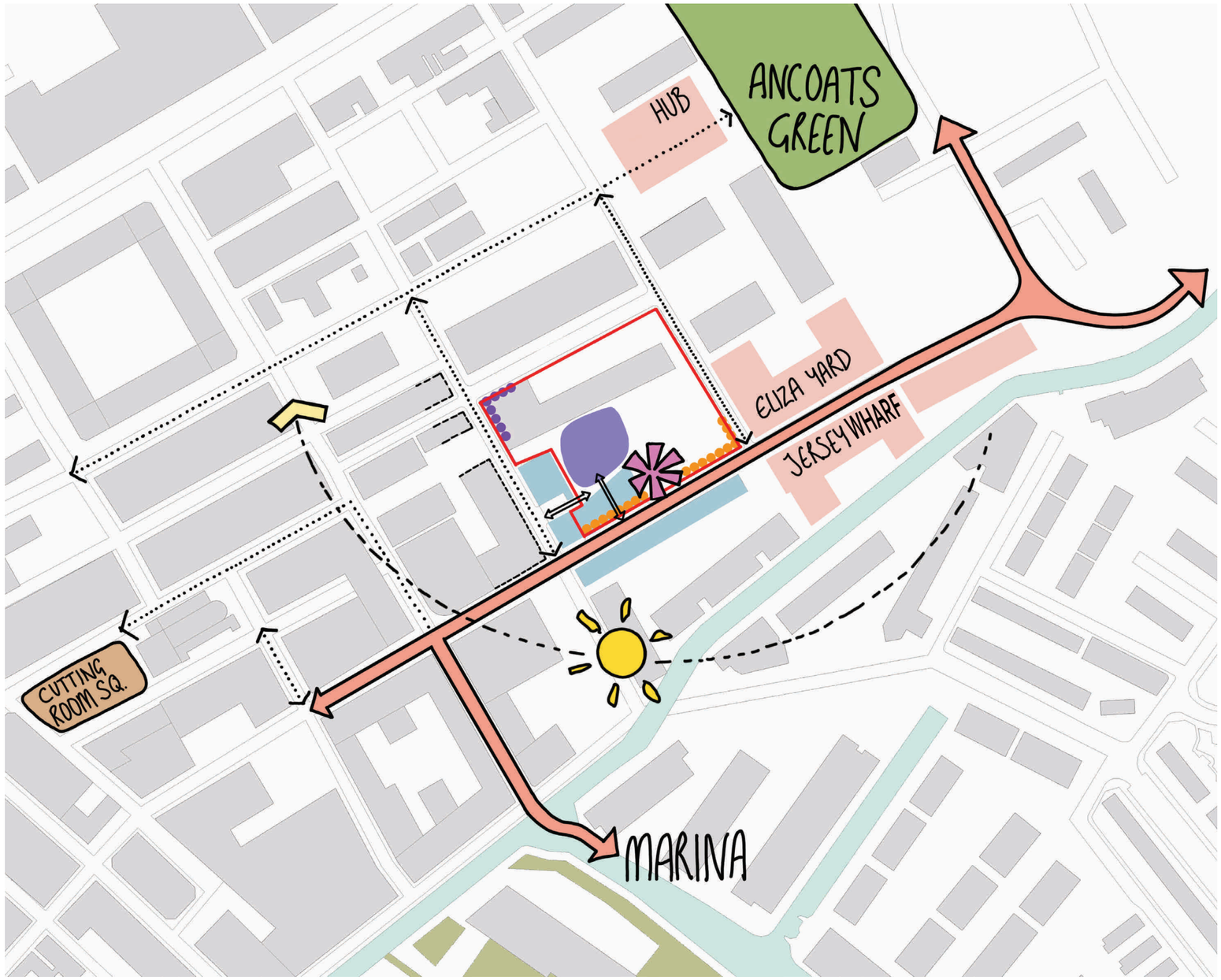
Create a focal point from Jersey Street with strong visual identity

Enhance urban setting of historic buildings

Provide accommodation with east/west sunlight

Improve sense of safety and security of surrounding streets by enhancing pedestrian routes

Create strong connection with surrounding areas of interest



Constraints

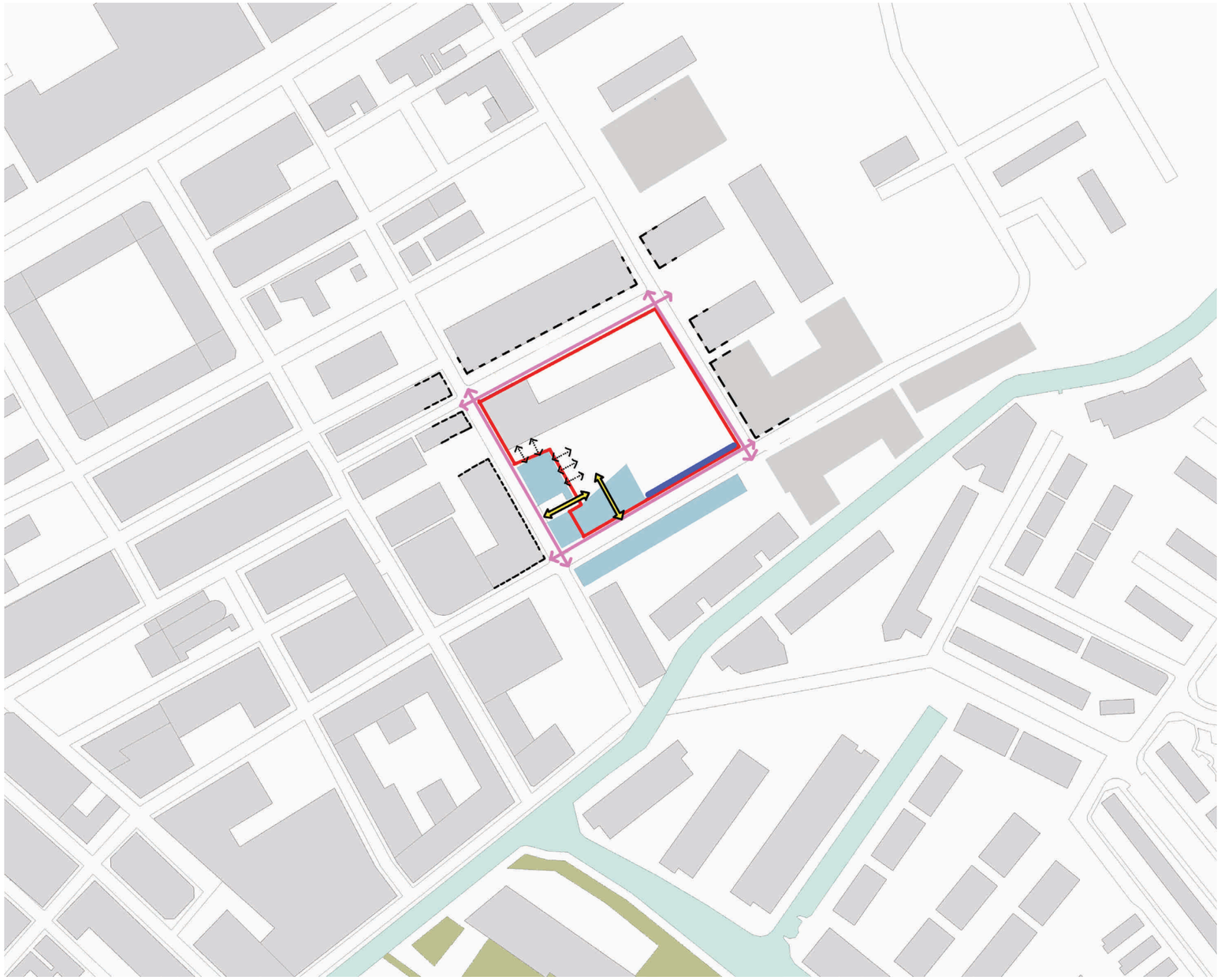
Objective to create clearly defined boundaries

Relating the scale and massing to neighbouring buildings including heritage assets

Maintain appropriate distances from existing developments

Consideration of key access points in order to contribute to streetscape

Maintain and integrate the existing wall to emphasise it's historical value



Made in
Ancoats

3

Concept Design









LIVE

RELAX

A COMMUNITY

BIOPHILIA

PROTECTED

A HEART

A HAVEN

SUSTAINABLE

WELLNESS



MAKE

NEIGHBOURHOOD

WELCOMING

CALMNESS

AN ADDRESS





CONNECTION

SAFETY





3.1
Introduction

The ambition for the Phoenix Ironworks development is to continue to support Ancoats role as a multi-use, inclusive residential led area by evolving to create a place where people can make; as well as work, live and play.

Home is now a place for everything. Since the pandemic hit we have all grown used to working, teaching, making and exercising much more frequently within our own home.

Phoenix Ironworks needs to reflect this new living experience and offer a place that allows a seamless flexibility to be built in. Wellness, relaxation and sustainable lifestyles are core to its success.

It should offer a welcoming front door, a safe haven and a connection to its neighbourhood. It should foster community and give its residents a chance to interface with its surrounds, whilst also providing privacy and protection.

The following section sets out how the concept has been developed.



3.2
Big Moves

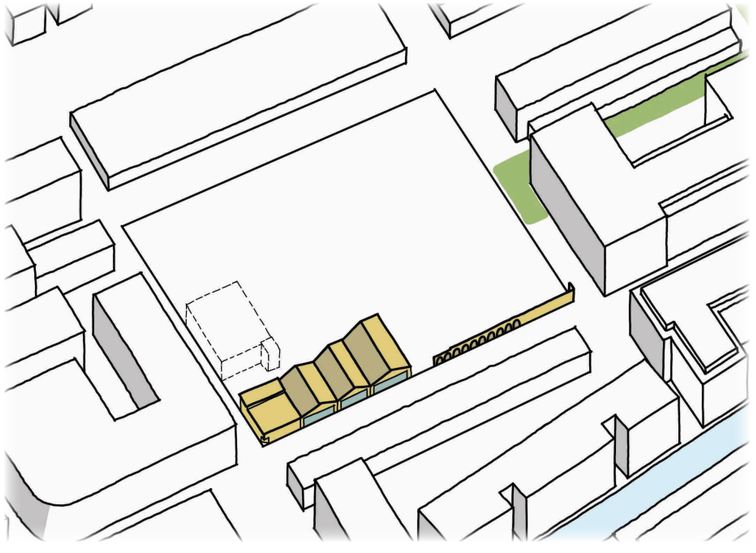
The design strategy for Phoenix Ironworks has been outlined in the following 'Big Move' diagrams.

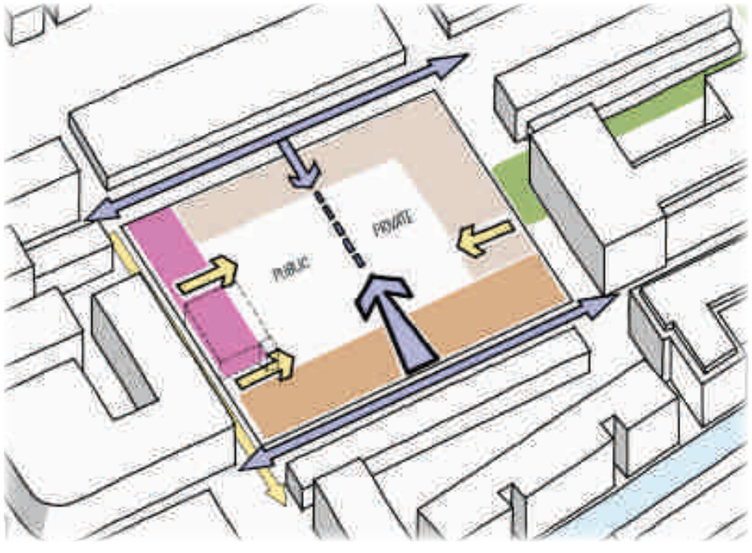
1 **Respect existing heritage assets.**

The site already has a real sense of place due the Howarth Metal Garages and the remaining Phoenix Ironworks wall on Jersey Street. Where condition will allow, these elements should be retained (Jersey Street Wall) and where not salvagable they should be rebuilt (the Howarth Metal Garages) to retain the sense of place.

2 **Access and uses**

Jersey Street has been identified as a key active connector with the wider community but the site needs to be active to the whole perimeter. Commercial units should be on key corners with the main residential element and makers' spaces fronting on to Jersey Street





3 **Orientation and distribution of the massing**

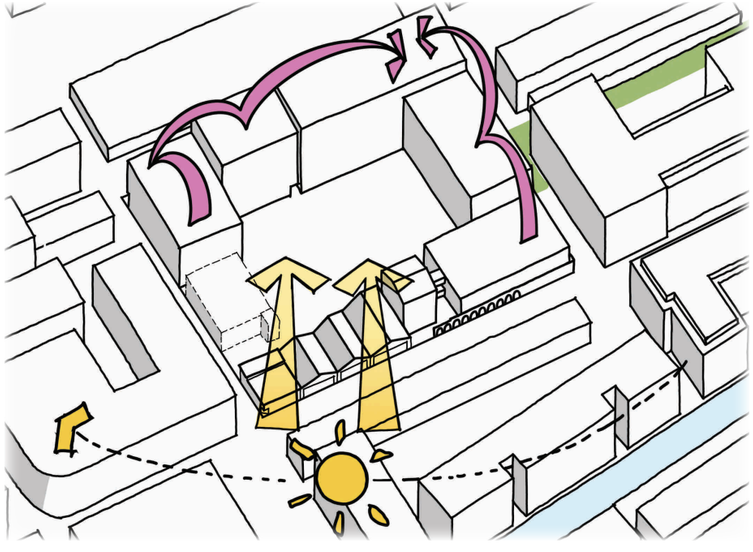
A perimeter block creates a balance between built and open space while offering a strong delineated urban block presence. Density will step up to the North-eastern corner and decrease onto Radium and Jersey Streets, relating the proposal to the building scales they sit adjacent and provide courtyards and apartments with good daylight.

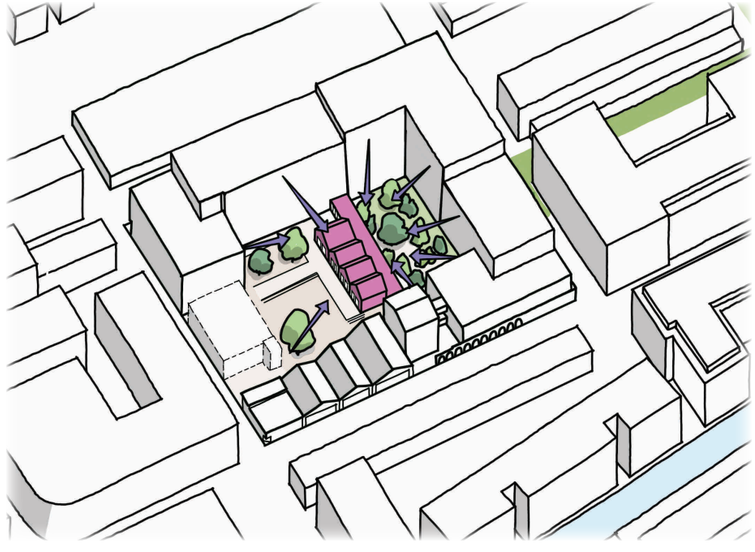
4 **Splitting the courtyard**

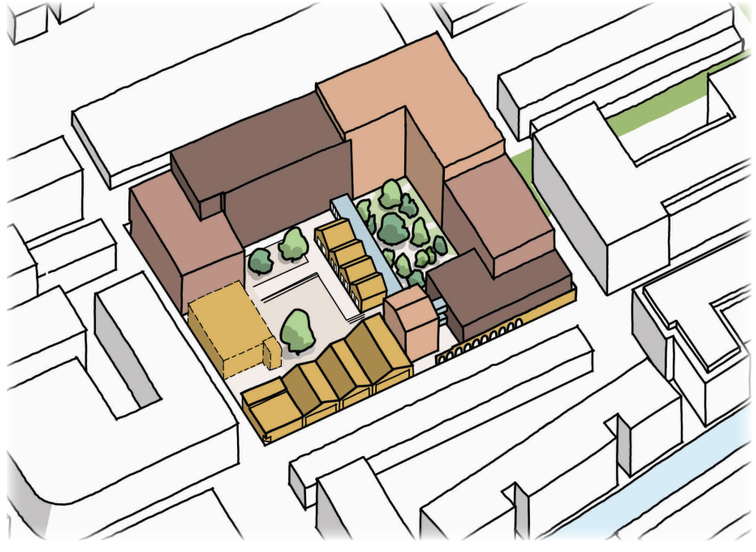
Through landscaped gardens, the makers' yard and a central single storey hub of artisans and makers, the proposal brings different uses and a sense of place which hark back to the site's industrial yards.

5 **A series of buildings.**

Clear articulation of the massing to break down the perimeter block in relation to the urban scale. The site has historically always had buidings of varying scale and use across it. The proposals must reflect this and articulate the different blocks. The site should not follow the trend of a consistent 8 storey perimeter block as many of the recent proposals in Ancoats have been.







3.3
Selected Approach

The combination of the big moves above creates a massing which seeks to respect and preserve the character of Jersey Street and the existing heritage assets on and directly around the site area; "The Dance Bar", 23 Radium Street, Beehive Mill, Flint Glass Works, New Little Mill and the emerging proposals within the Poland Street Zone.

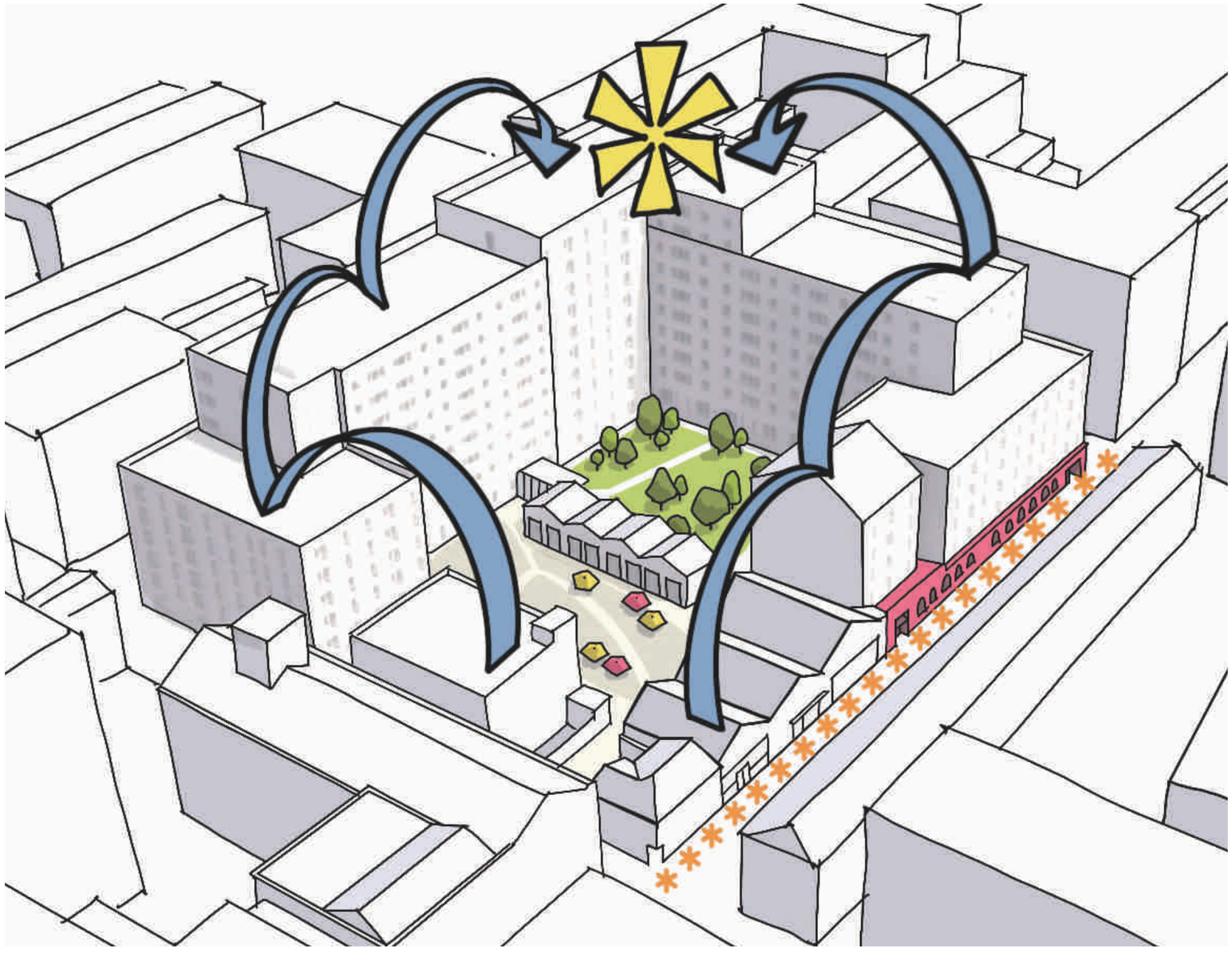
The splitting of the central area into a private residential garden and a makers' yard brings multiple uses, energy and activity to the site. An evolution in the residential led offer of Ancoats which currently relies on food and beverage ground floor activation.



3.4
Concept

The sketch shows the amalgamation of the big moves for the site in one concept diagram.

All of the moves have been considered to create a high quality residential led development for this site and the surrounding community.



Concept diagram

Increase in height from existing corner site



Highest point



Retain existing wall



Activate street frontage



Introduce Makers' Yard



Private Courtyard

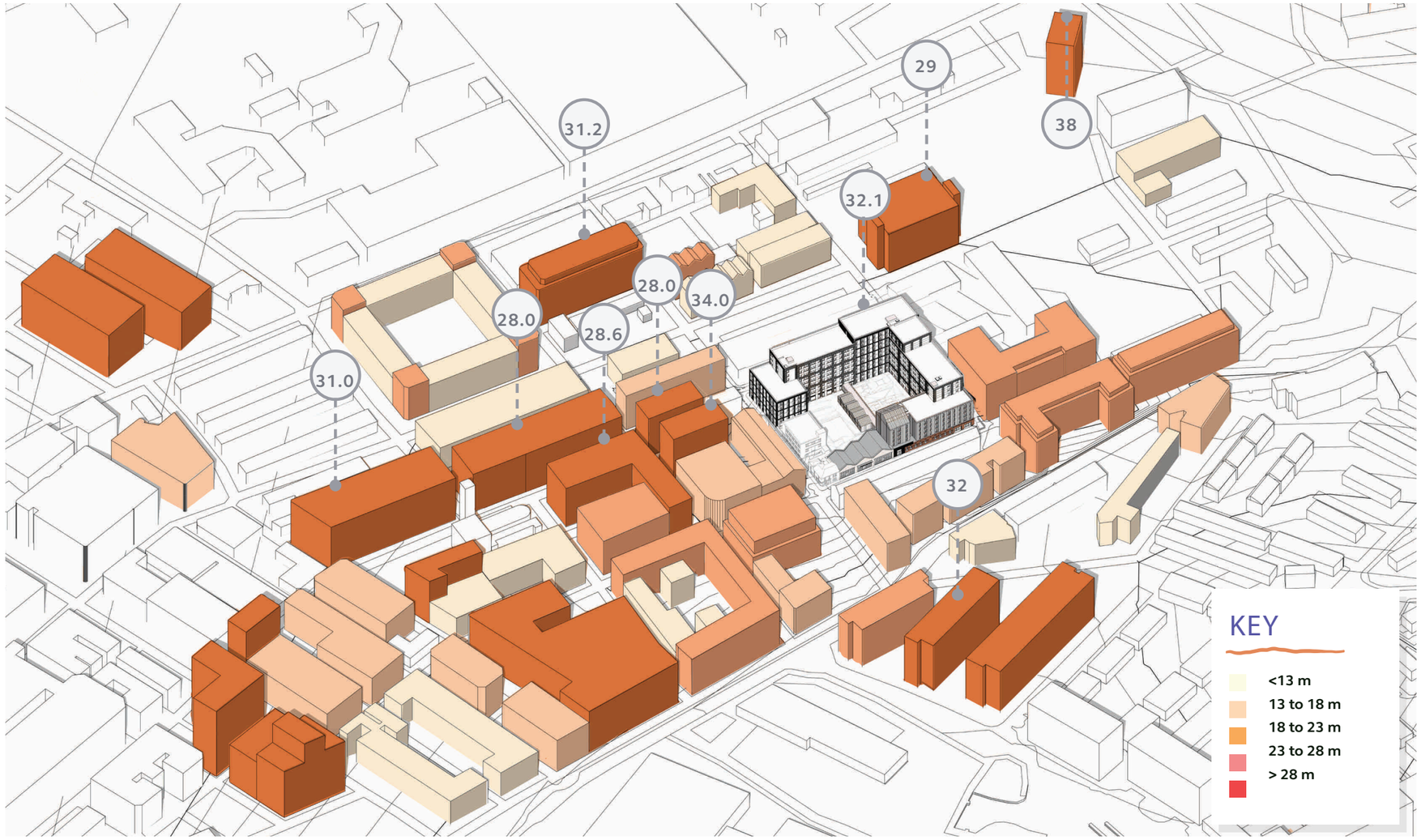


3.6
Scale and Massing

The plan opposite illustrates an analysis of the Ancoats Conservation Area and the emerging Ancoats Phase 3 in terms of overall building heights. The plan illustrates the variety of heights across the area from 2-10 storeys, often between adjacent buildings.

The height map shows a contrast in height and scale from plot to plot where existing buildings are juxtaposed beside new developments or existing mill buildings. This juxtaposition of scale and massing is a strong characteristic of the Ancoats Conservation Area.

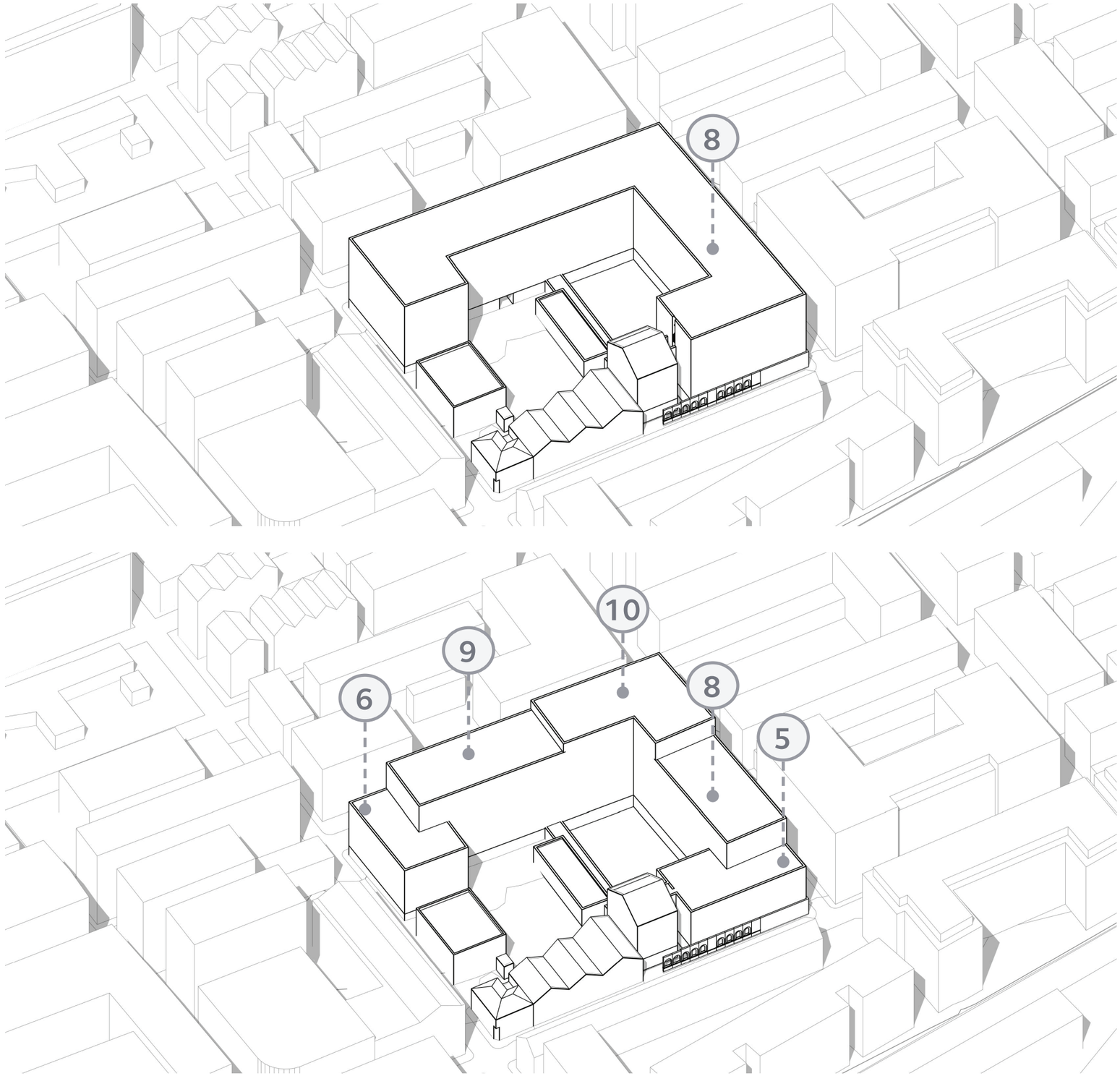
Proposals put forward for Phoenix Ironworks should maintain the character of Jersey Street whilst delivering a viable quantum of apartments.



As set out in the Poland Street Zone NDF the proposals in the area would benefit from variation in height; with smaller scale buildings on the active connector of Jersey Street with larger buildings sitting behind. This approach was also endorsed by Historic England when massing proposals for the site were presented.

The NDF suggests a height of eight storeys for the area. In order to respect the existing heritage assets on Jersey Street but also achieve a viable quantum of apartments the scheme has been designed to keep the buildings low to the South West whilst pushing the heights in the North East above the 8 storeys to a maximum of 10 storeys.





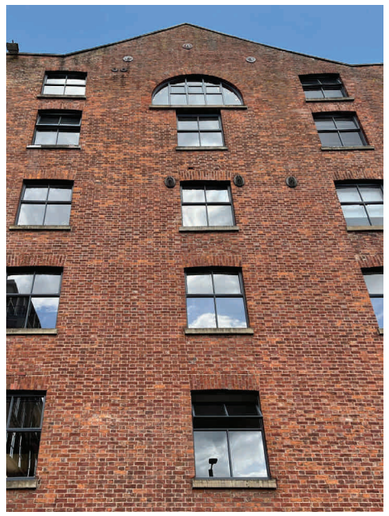
Jersey Street elevation study

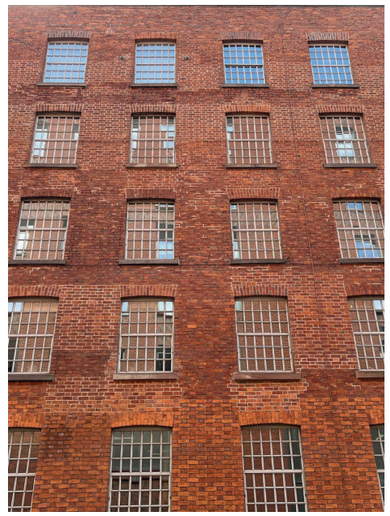
3.7
Materials

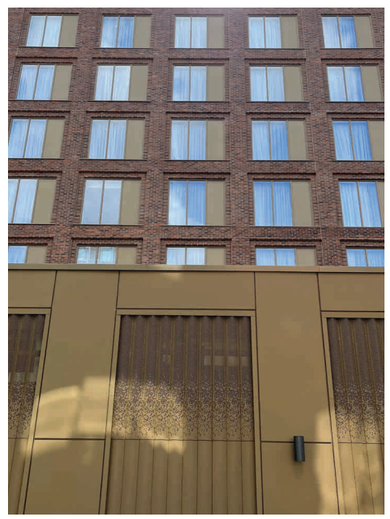
From the late 18th Century Ancoats became one of the most intensely developed manufacturing centres in the world.

The materiality of the site must reflect the and respond to the rich red brick history of the existing assets which have stood the test of time, especially Beehive Mill, New Little Mill and Flint Glass Works.

As well as the red brick heritage we want to pay homage to the sites history as a metal works so we will be looking at using limited areas of metal cladding; especially adjacent to areas where heritage elements have been salvaged.








3.8
Active Street Level

The proposals will enliven Jersey Street with a new retail and making offering, as well as access to the reception area and ground floor amenity of the residential blocks.

The corners of Radium Street / Naval Street and Jersey Street / Poland Street will be activated by two commercial units.









Studies of how the scheme could be used to activate the street.

3.9
Bringing it all Together



Artist's collage of the concept scheme

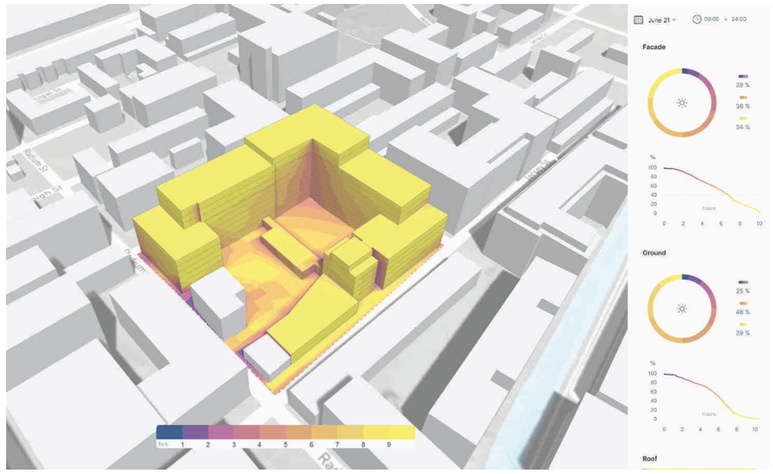
3.10
Solar Movement & Sustainability

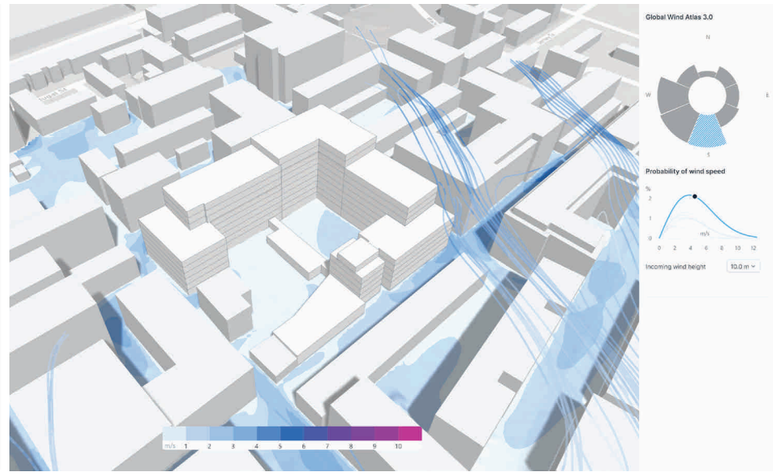
The design objective to deliver a highly sustainable development is met by taking a hierarchical approach to 1) form 2) fabric and 3) on-site energy generation.

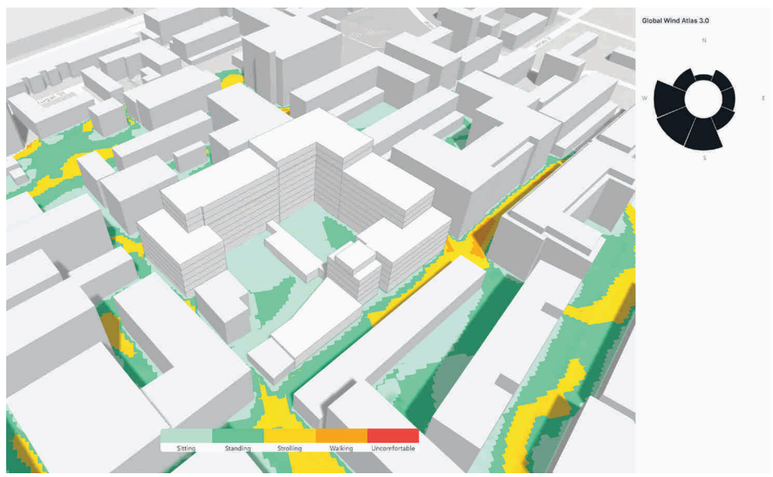
1. Blocks are of simple form with very high wall to floor ratio. They are orientated to maximise daylight to all homes and to minimise glare and overheating.
2. Façades have good window to wall ratio and allow for high levels of insulation.
3. SUDS in the landscaping support water attenuation and increased biodiversity.
4. PV's will be used for on site generation of energy.

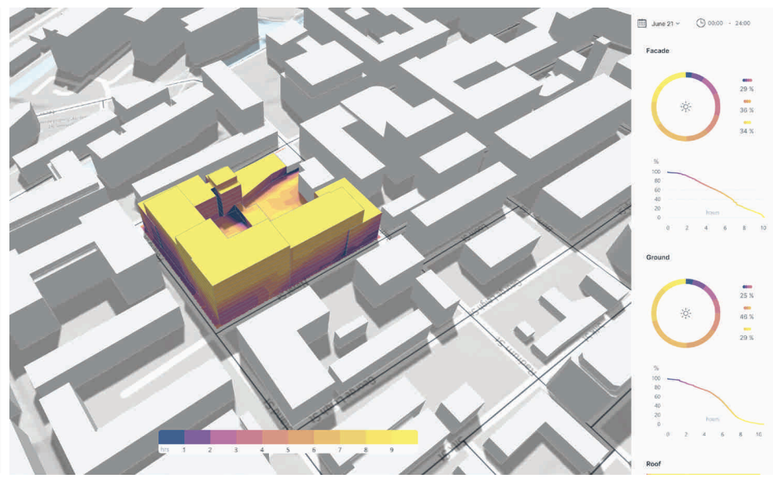
The courtyards will help deliver a green scheme that supports biodiversity, biophilic living and wellness.

During design development the impacts of built form on the local micro-climate has been assessed, and the form adjusted to minimise any negative impacts as shown on the adjacent diagrams.









3.11
Design Evolution

Design development has been subject to extensive dialogue and engagement which has informed the design thinking resulting in reappraisal or redesign. The images are taken from key presentations and are snaps shots of the evolution of the scheme.

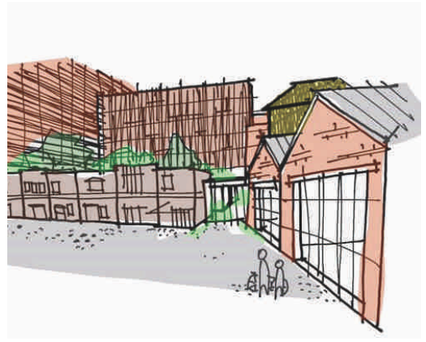
The design reflects the high degree of input by officers, members, stakeholders, and consultees. The feedback from all consultation was assessed and where appropriate incorporated into the design.

This iterative process has informed and is recognised by the design team for having significantly influenced and positively developed the proposals.

A Statement of Consultation has been prepared by Deloitte and submitted with the application. The Statement of Consultation provides responses to all comments received

January 2022 Pre-application







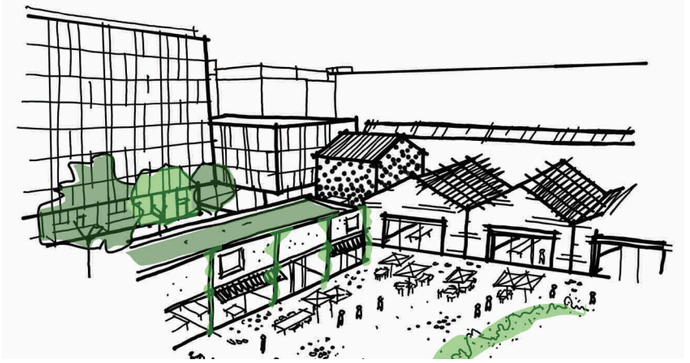


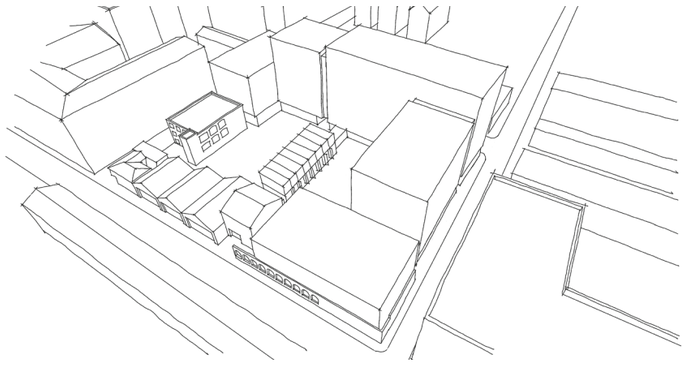
Key dialogues centred around:

- Variation in block heights versus full 8 storey development
- Activation of Naval Street
- The amount and location of metal cladding to be used

August 2022 Ancoats Steering Group







Discussion and Design Considerations:

- Proposed mix of uses
- Proposed massing
- Incorporation of heritage assets

Discussion and Design Considerations:

- Makers' Yard and Makers' Spaces
- Commercial unit locations

September 2022 Pre-application & Historic England







Discussion and Design Considerations:

- Clarity of material choice
- Height of proposal in relation to character of Ancoats.

February 2023 Pre-application 3







Discussion and Design Considerations:

- Viability of scheme in relation to massing
- Interface of blocks
- Window proportions
- Window reveals and heads

Public Consultation





Feedback:

- Concerns over building height
- Concerns over lack of on-site parking
- Strong support for inclusion of a makers' yard and courtyard amenity
- Many respondents appreciated the historic scale of the proposals

Made in Ancoats



4

Proposals

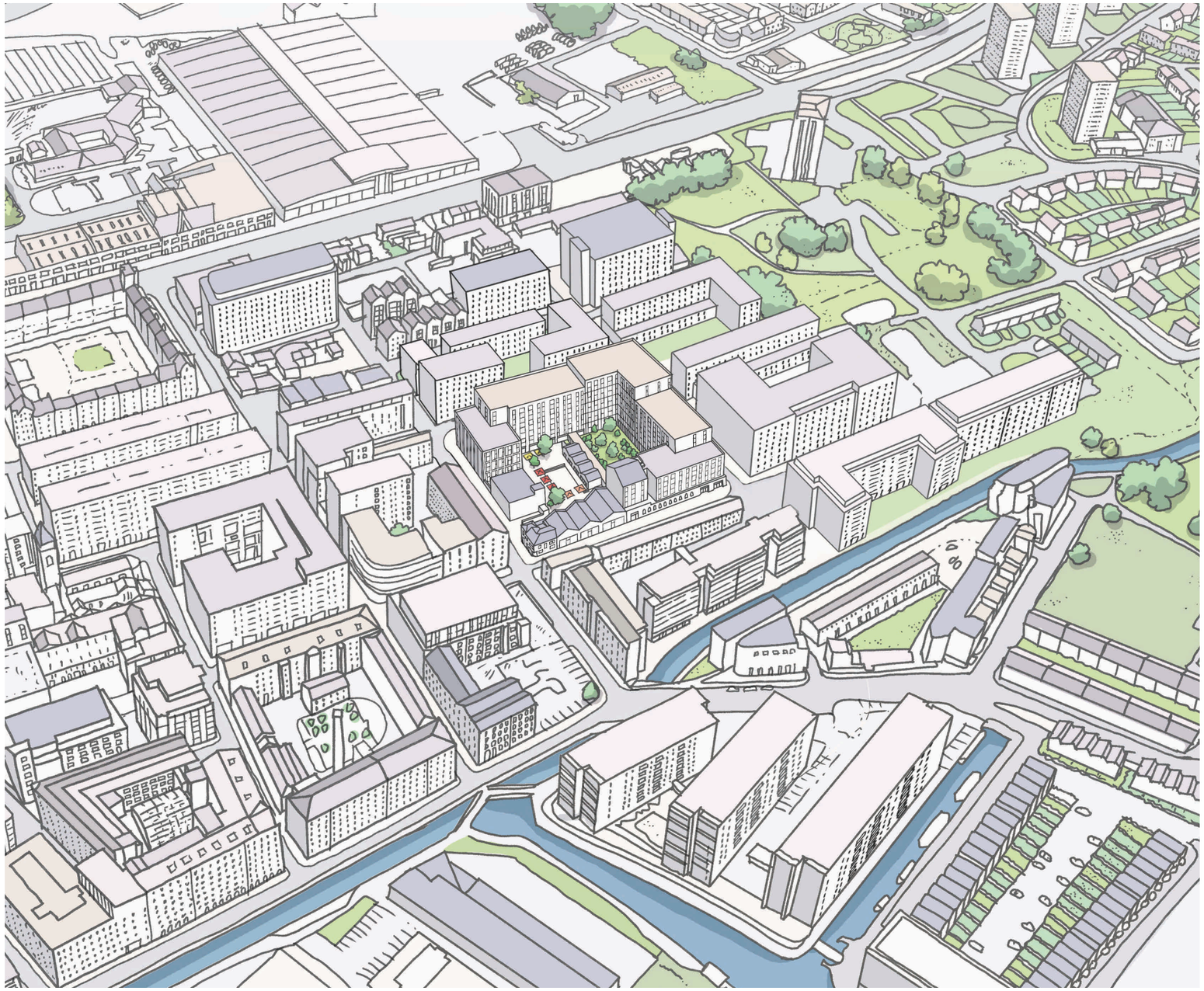

MV-852-SN

4.1
Summary of Proposed Scheme

The scheme will deliver 256 homes consisting of a mix of:

I bedroom	82 units
2 bedroom	147 units
3 bedroom	19 units
3 bed townhouses	6 units
3 bed duplexes	2 units

with associated residents' garden, two commercial units, a series of makers' spaces arranged around a new makers' yard, 4 accessible parking bays and 256 cycle spaces.



4.2
Proposed Arrangement

Site Uses

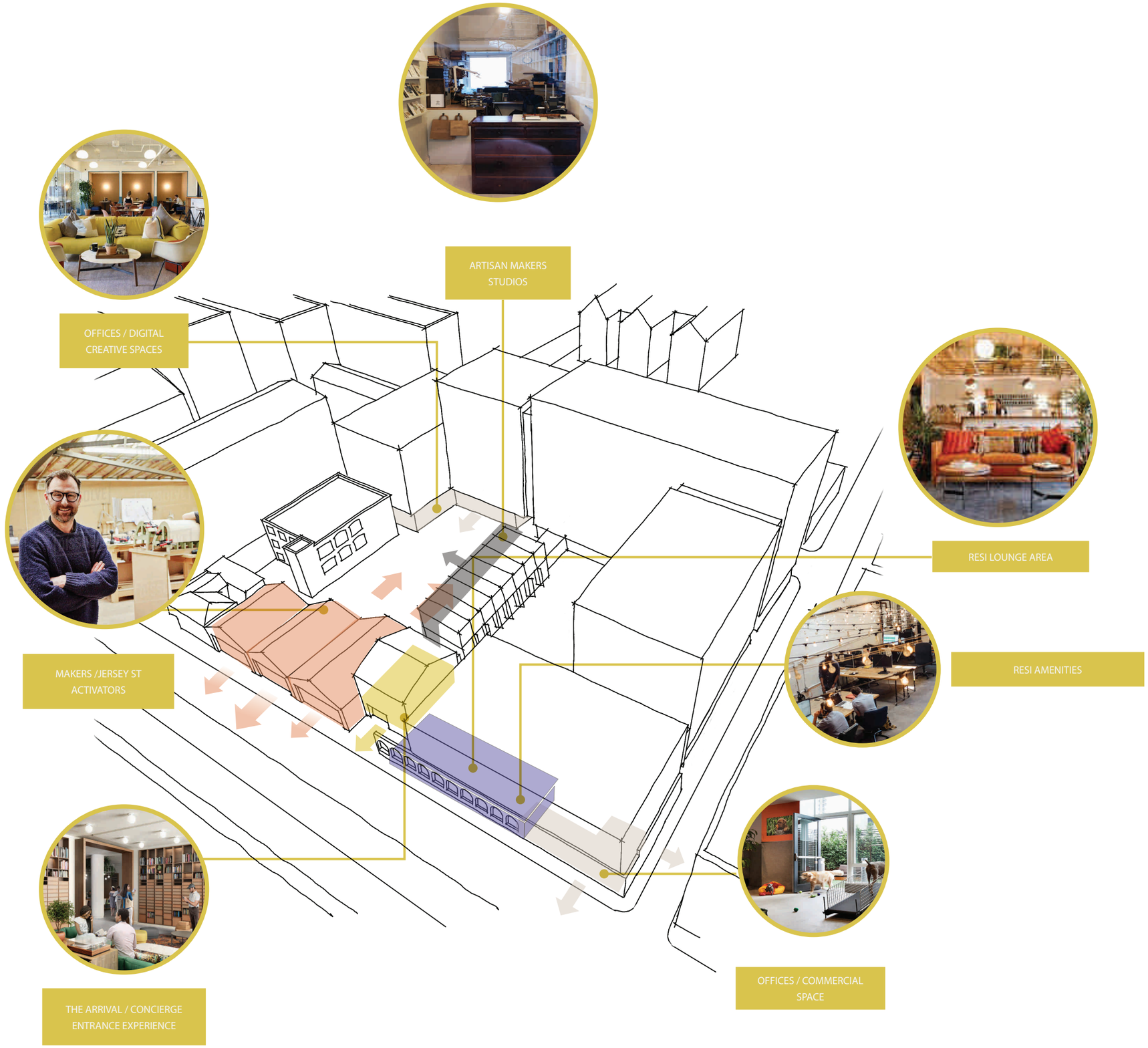
Key to the success of a dense urban scheme on the site will be to creation of spaces that engage the wider community as well as significant elements of residential communal amenity areas.

By retaining the existing Phoenix Ironworks wall and by rebuilding the garges in their current form we are creating a place which is already familiar with the local community and embeded in the area's heritage.

The strong identity of these elements allows them to become the focal points for the entrances to the muti uses across the site.

By splitting the site in two we can easily identify the makers' area as being housed in and behind the garages and the residential facilities as being housed behind the existing wall.

The existing break between these two elements allows us to introduce a new form which we can design to identify the residential entry to the site.



Active Makers' Yard and Relaxing Retreat

By physically splitting the site in two we can easily give the site two very distinct uses with very different characteristics.

A private green haven for residents away from the hustle and bustle of city life; and an active makers' yard.



Creating an Active Makers' Yard for the Local Community

The west of the site will become the active Makers' Yard. The yard will be accessed through the central garage on Jersey Street which will act as a shop front for the makers and will be flanked by two larger makers' units. The remaining smaller makers' studios are housed in the makers' yard.



Outdoor makers' market



Food truck



Artisan makers' studios



Room Legend

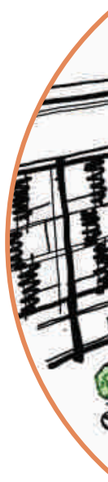
- APARTMENT
- BACK OF HOUSE
- COMERCIAL
- FRONT OF HOUSE
- LOBBY/CORRIDOR
- PARKING
- PLANTS
- SHEDS/MAKER SPACES
- TOWN HOUSES

Outside seating area

Private independent business







Makers' shop





Coffee Area







Creating a Community & Haven for Residents

The East of the site will become a tranquil green oasis for the residents. Residents will enter the building in a new central block through a series of amenity spaces and will then circulate past the garden to their respective cores housed in the internal corners of the building. Six townhouses at ground floor are accessed directly off the green haven.





Room Legend

- APARTMENT
- BACK OF HOUSE
- COMERCIAL
- FRONT OF HOUSE
- LOBBY/CORRIDOR
- PARKING
- PLANTS
- SHEDS/MAKER SPACES
- TOWN HOUSES



The arrival, concierge entrance experience

Residential amenity

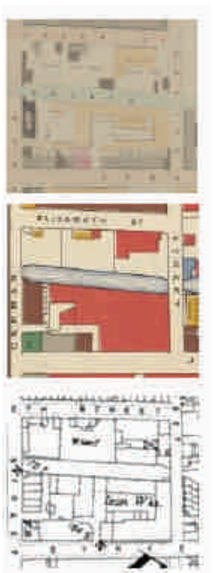
Landscape Design principles

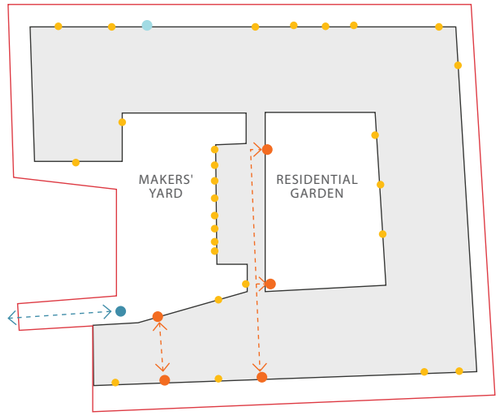
The diagrams opposite capture the key considerations for developing the landscape response.

Defining the character of the two very different spaces by understanding how they can support proposed building uses and how & when they will be accessed has been key to developing the landscape response.

The varying ground floor levels of the development will provide opportunities to create playful edges and level changes across the landscape schemes, adding variety and interest.

The former Bengal Canal that historically ran across the northern edges of the site will be an important reference that will be drawn up within the proposals.



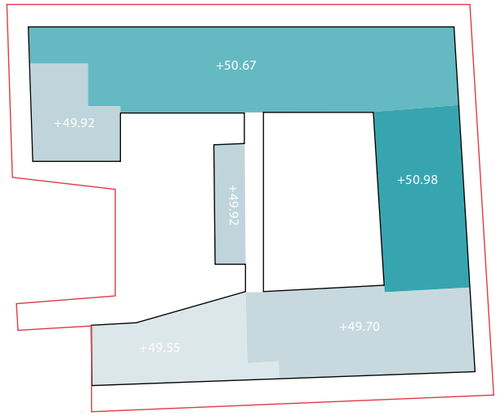


Spaces

With different functions of the buildings, the landscape design has two separate areas: the Makers' Yard and the Residential Garden. This separation also drives the building access and the main movement network.

The Makers' Yard is mainly used by the independant crafts people and makers with access facilitated for residents. Public access will be managed through the building off Jersey Street. Managed service access is provided off Radium Street into the Makers' Yard to faciliate organised events.

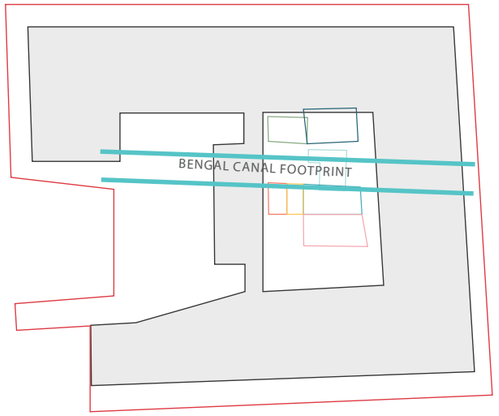
The residential garden is a private, communal space accessed and managed through the main entrance off Jersey Street.



Levels

The building is split into different units with different proposed ground floor levels. These align with the existing levels of the surrounding streets.

Access to buildings will be Part M compliant. Level access within and through the Makers' Yard and Residential Gardens will be designed in accordance to Manchesters DFA2 guidance that incorporates accessible ramps, level changes and steps.



Site History

The site has a long industrial tradition, with different uses along the main feature, the former Bengal Canal arm. Using the old maps and surveys' lines, the layout design refers back to this heritage.

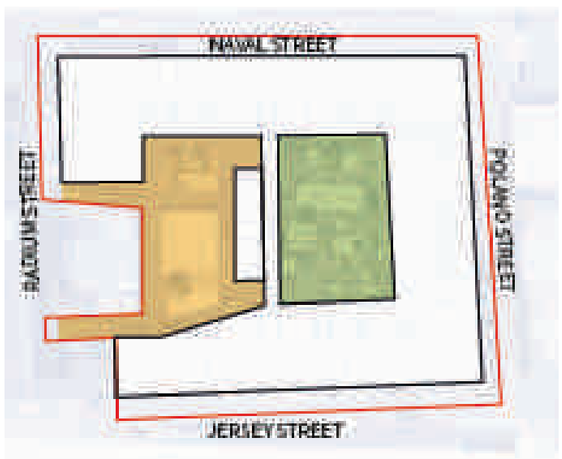
Landscape Masterplan Elements

The landscape design concepts have been divided into 2 detailed areas based on the characters and the function of the space:

1. Makers' Yard
2. Residential Garden



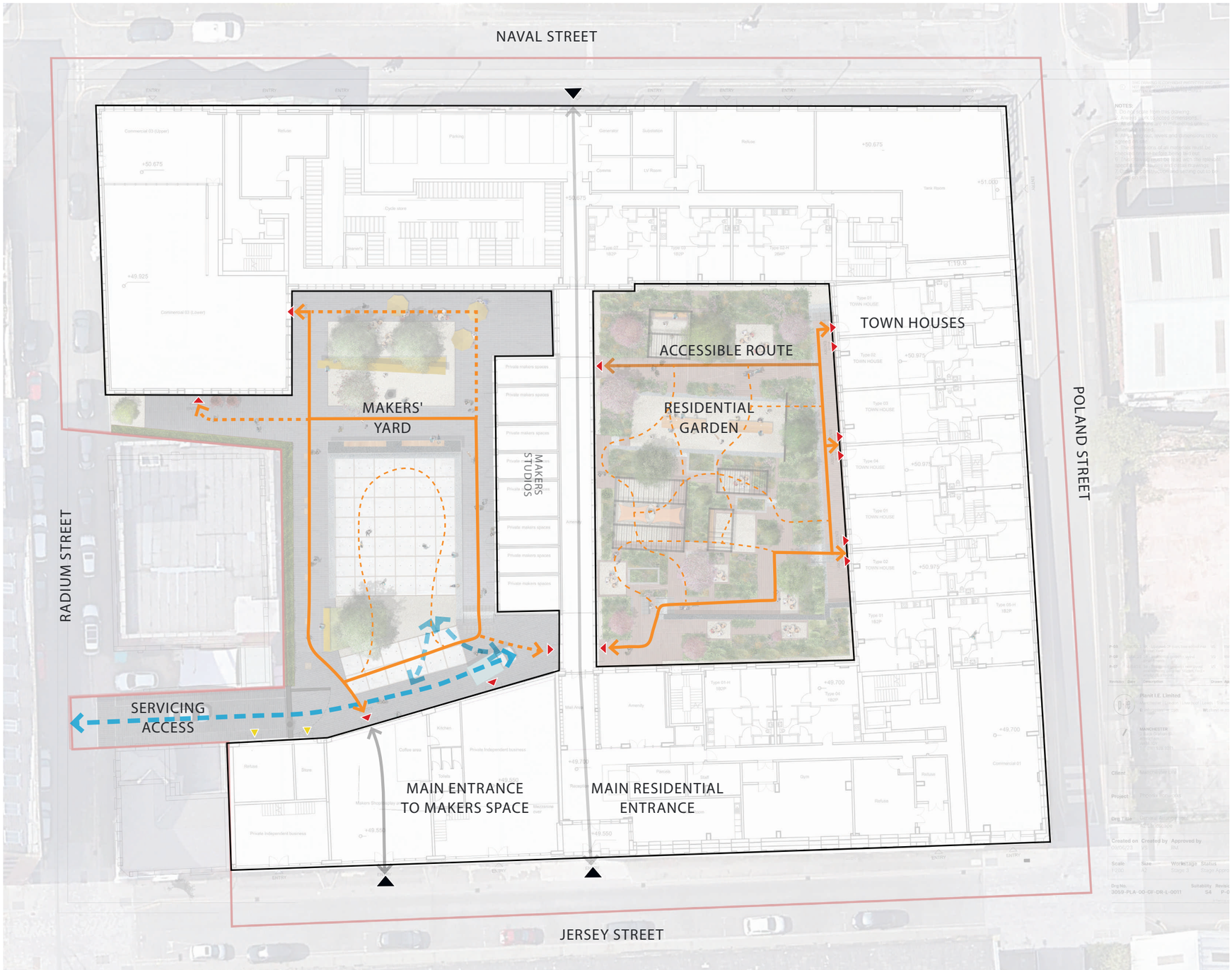
Character Spaces



Public Realm Access & Circulation

The arrangement of the main entrances are based on the functionality of the buildings. We designed the main pedestrian movement based on the location of the main building entrances. The Makers' Yard provides an accessible circular route. In the Residential Garden there are two main pedestrian routes.

The servicing access is from Radium Street through School Court. The Makers' Yard provides enough free space for large vehicle's maneuver.

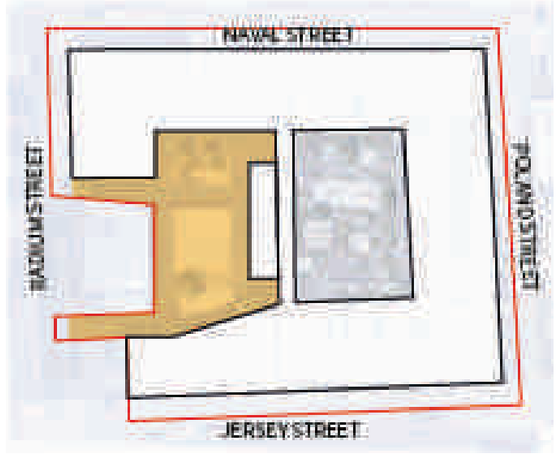


Detailed Area - Makers' Yard

The design of the Makers' Yard aims to create a versatile and vibrant space that can be adapted for different activities and events such as outdoor market and music events. The space measures 21 m x 42 m with a central sunken ‘square’ 12 m x 14 m that will accommodate pop-up stalls during makers' events.

A ‘Sunken Square‘ surrounded by a seating plinth has been proposed at the heart of the Makers' Yard, utilising the existing levels and offering a flexible outdoor space for both general gathering and organised events.

Character Spaces

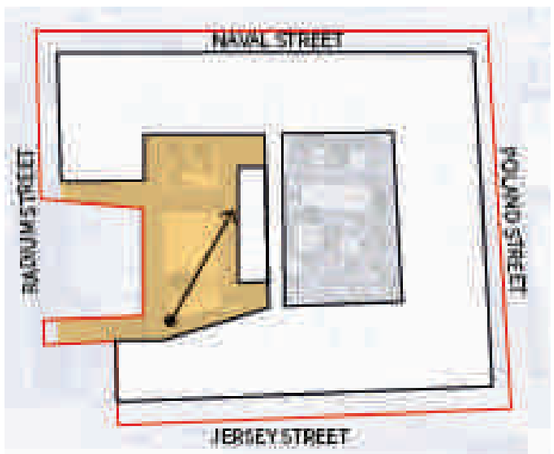




Artist's Impression - Makers' Yard



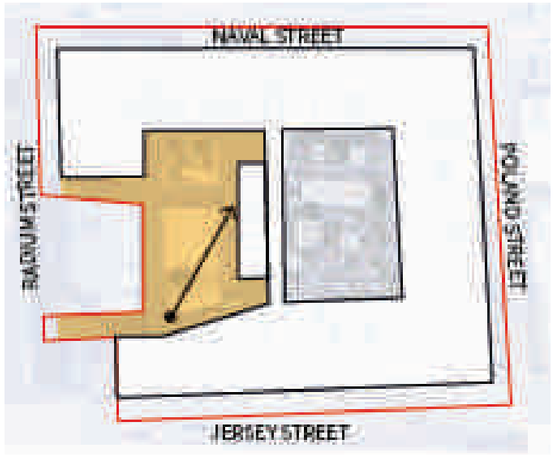
View Location Plan



Artist's Impression - Makers' Yard



View Location Plan



Detailed Area - Residential Garden

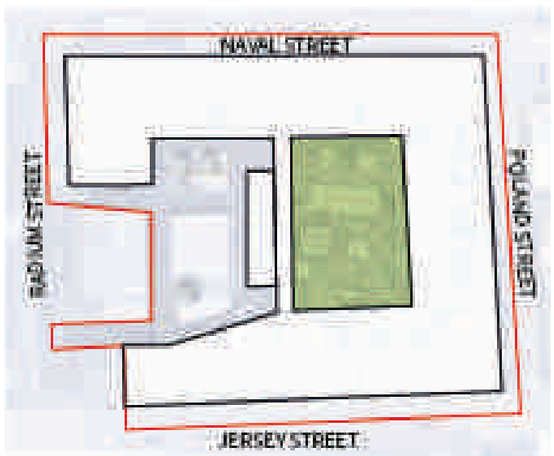
The key design concept of the Residential Garden is to optimise green spaces and planting areas, creating varying sized “pockets” throughout the garden to cater to different social needs.

The overall garden is 24 m x 37 m.

The garden layout is determined by the historical pattern of the site. The design draws inspiration from the concept of ‘Palimpsest,’ incorporating layers of historic maps from three different time periods.

Proposed raised planters and pergolas will add verticality to the pocket spaces, enhancing privacy and providing added comfort for the user experience.

Character Spaces



Key

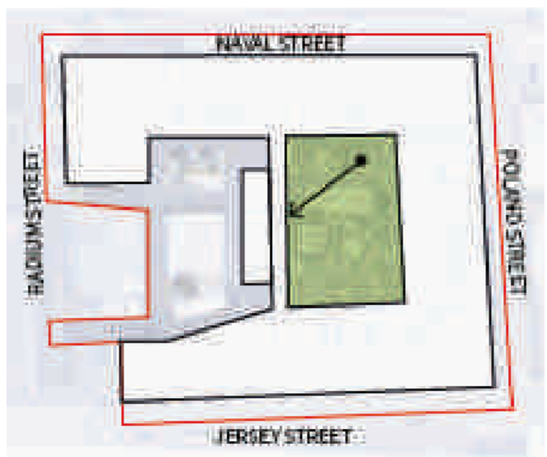
1. Main access to Residential Garden
2. Loose gravel - to be installed on reinforced grid
3. Access to town houses
4. Group social area with large outdoor timber table and chairs set
5. Raised planter with shade tolerant plant species
6. Mixed-species planting with a layered effect by incorporating shrubs, perennials, and ornamental grasses
7. Granite steps
8. Sand stone retaining wall
9. Timber bench
10. Steel pergola
11. Outdoor TV screen



Artist's Impression - Residential Garden



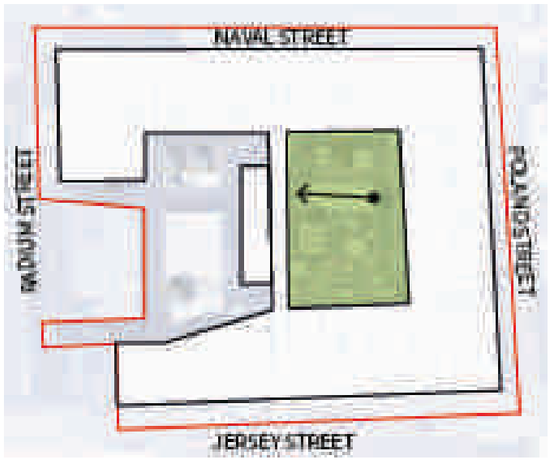
View Location Plan



Artist's Impression - Residential Garden



View Location Plan

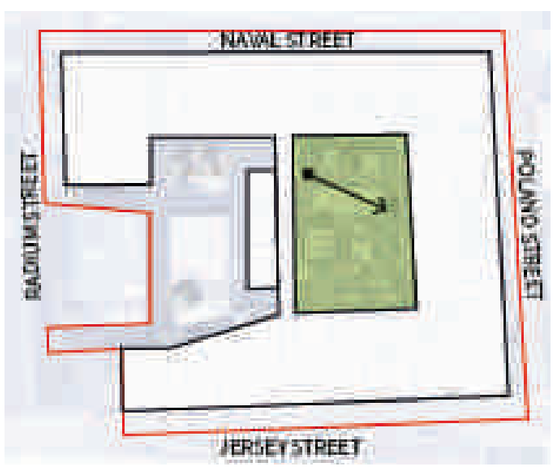


Artist's Impression - Residential Garden





View Location Plan

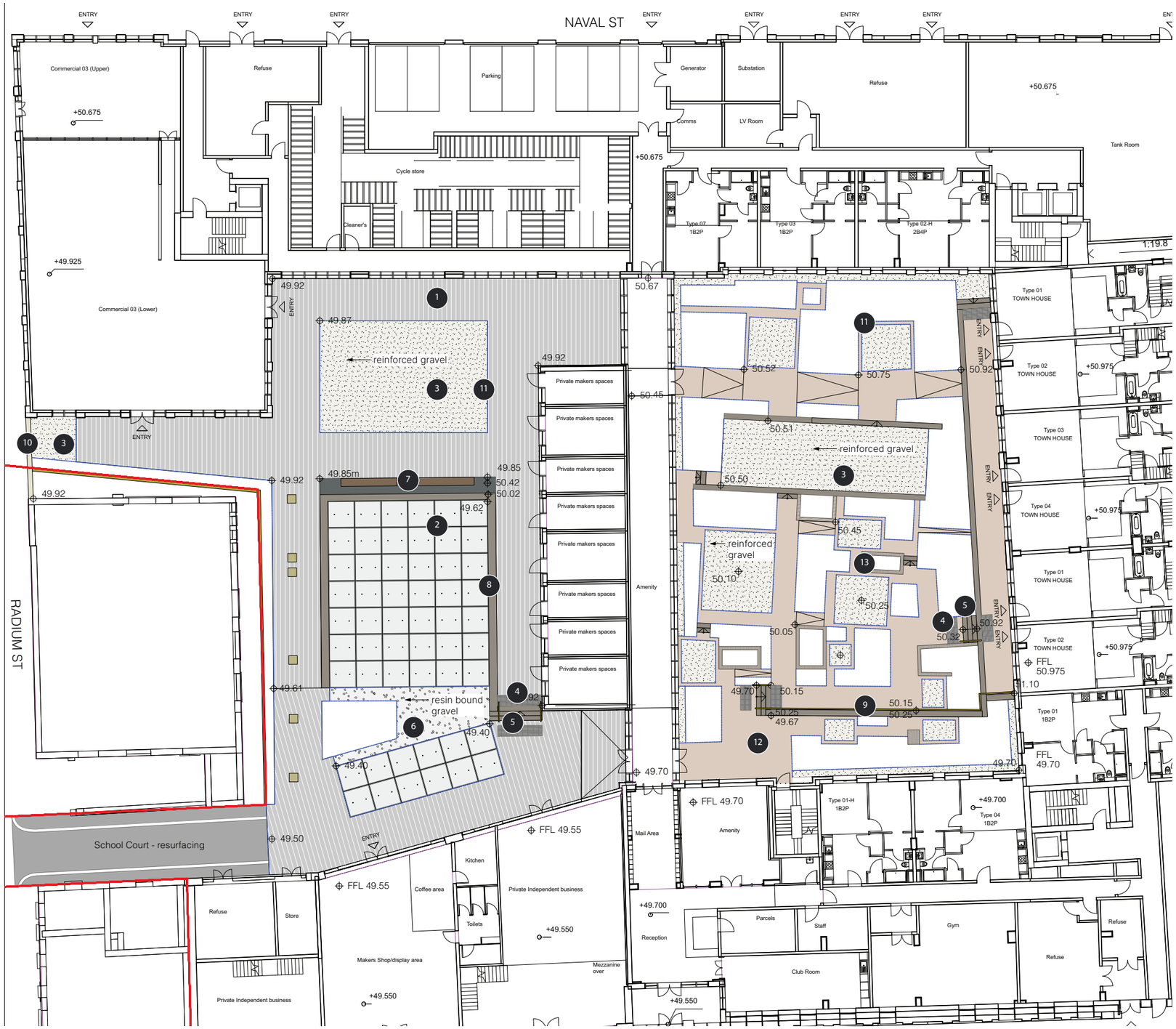


Materiality Strategy

Key

1. Clay paver type 1 - to Makers' Yard
2. Large format concrete slabs
3. Loose gravel - to be installed on reinforced grid
4. Granite courduroy tactile paving
5. Sandstone steps with granite nosing and railings
6. Resin-bound gravel
7. Pigmented concrete seating
8. Sandstone seating wall
9. Sandstone wall
10. Existing wall to be retained
11. Metal edge
12. Clay paver Type 2 - to Residential Garden
13. Sandstone raised planter edge





Lighting Intent

The general aim of the lighting design is to provide appropriate illumination that aligns with the character and requirements of each area within the scheme.



1. LIGHTING COLUMNS
LOCATION: Makers' Yard
Features: Lighting columns will provide increased height and visibility, covering a wide area and offer good flexibility to the Makers' Yard for different events and activities.



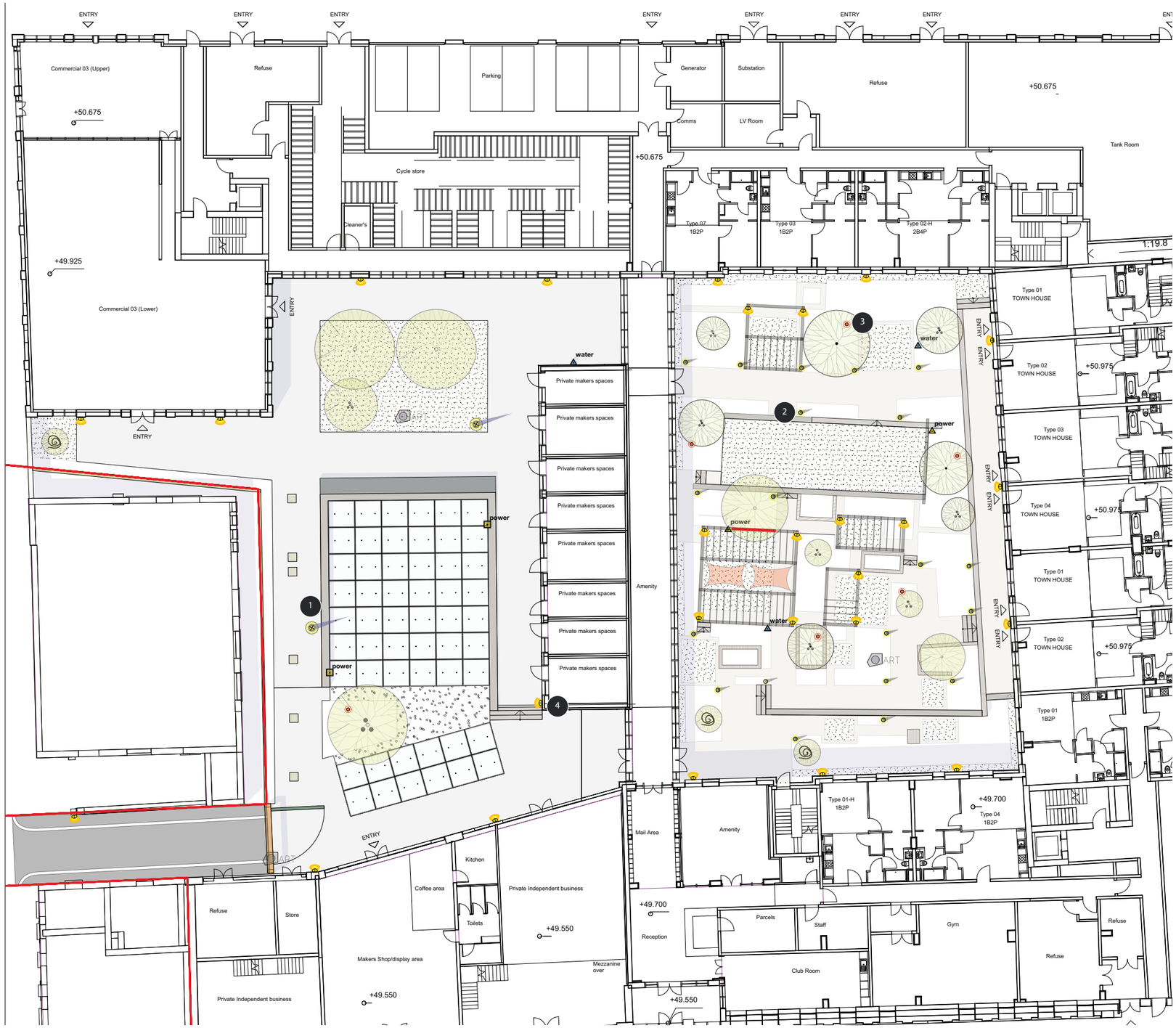
2. FIXED BOLLARD LIGHTS
LOCATION: Residential Garden
Features: Fixed bollards are proposed in the Residential Garden along the main pedestrian path to provide night time illumination and guidance.



3. TREE UPLIGHTERS
LOCATION: Makers' Yard & Residential Garden
Features: Tree uplighters are proposed to light up several multi-stem trees in both the Makers' Yard and Residential Garden, adding a soft and atmospheric effect to the outdoor space.



4. WALL-MOUNTED LIGHTERS
LOCATION: Makers' Yard & Residential Garden
Features: Wall-mounted lights will provide focused illumination whilst freeing up space



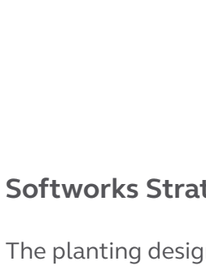
Softworks Strategy

The planting design and species choice have been carefully considered as part of the landscape design development.

The key softworks design principles include:

- The selection of the tree species will include different natural forms and provide seasonal interest.
- A mixture of native and ornamental species that are pollinator-friendly will increase ecological value on-site and create habitats for wildlife.
- The selection of the species will be easy to maintain and suitable for the site's urban setting.
- Species that are drought-tolerant and can withstand occasional flooding will be selected for rain gardens.

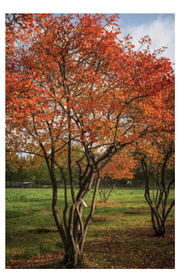
In total 17 new trees are proposed across the Makers' Yard and Residential Garden. Key species are noted below.



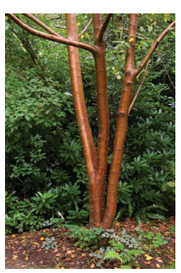
Pinus sylvestris



Quercus ilex multi-stem



Amelanchier lamarckii



Prunus mackii 'Amber Beauty'



Cornus mas 'Variegata'



	MAKERS SPACE TREES			
Abr.	Species	Size	Height	Quantity
	CLEAR STEM TREES			
PiS (SM)	Pinus sylvestris (semi-mature)	4 - 6 m	10-18 m	2
	MULTI STEM TREES			
PiS	Pinus sylvestris	3 - 5 m	5-7 m	1
QuX	Quercus ilex	5 - 7 m	10-12 m	1
	SOLITAIRE SHRUB			
FaJ	Fatsia japonica	3-10 m	8 - 18 m	1

	RESIDENTIAL GARDEN TREES			
Abr.	Species	Size	Height	Quantity
	CLEAR STEM TREES			
QtP	Quercus turneri 'Pseudoturneri'	4-6 m	8-10 m	1
TcR	Tilia cordata 'Rancho'	3-7 m	12-17 m	2
Iaqu	Ilex aquifolium	3-5 m	5-10 m	1
	MULTI STEM TREES			
Am	Amelanchier lamarckii	3 - 6 m	5-9 m	2
PfRR	Photinia x fraseri 'Red Robin'	1 - 2.5 m	2.5-3 m	2
Cm	Cornus mas 'Variegata'	2.5m	3 - 5m	1
PmA	Prunus mackii 'Amber Beauty'	3 - 6 m	6 - 10 m	2
	SOLITAIRE SHRUB			
FaJ	Fatsia japonica	3-10 m	8 - 18 m	2

Typical Upper Floor

The upper floors follow the full perimeter of the site except for the the portion of the rebuilt garages fronting Jersey Street.

The plan is highly efficient with cores placed at internal corners. The high efficiency means a very functional floorplate with low wall to floor ratio. This efficiency means less building is being built and there is less wall area and fabric to lose energy.

Embodied carbon and carbon in use is being reduced at day one due to these design decisions on the building's form.

The proposal designs homes with:

- High quality, spacious accommodation
- Great storage
- Bright and well-lit living space
- Generous windows
- Efficient and elegant plans

Windows are full height and ceilings set at 2.4m, ensuring that each home has good quality daylight.



Apartments

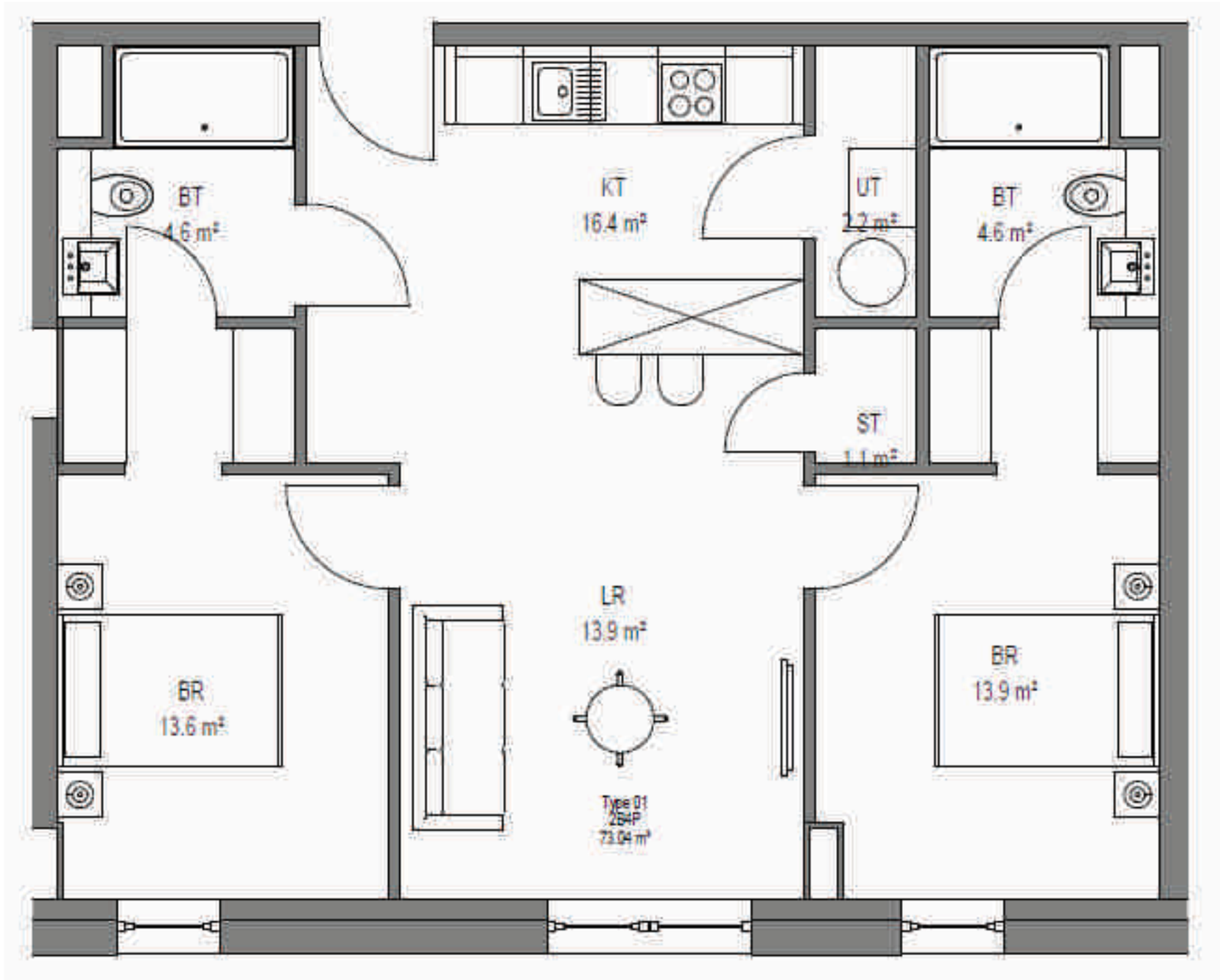
Apartments have been designed to meet the requirements of the Manchester Residential Quality Guidance and all exceed the spatial criteria set out in the Nationally Described Space Standards.

As the scheme will take a fire engineered approach to suppressing the spread of fire and managing the means of escape, all homes will have fire detection, alarms and sprinklers. Please refer to Hoare Lea's Fire Statement for further detail. By taking this approach internal corridors and lobbies, generally used to prevent fire spread, will be eliminated and the circulation and living areas will be consolidated increasing living space. As a result of taking this approach, the design of each home is highly evolved with each unit plan being efficient and high quality.

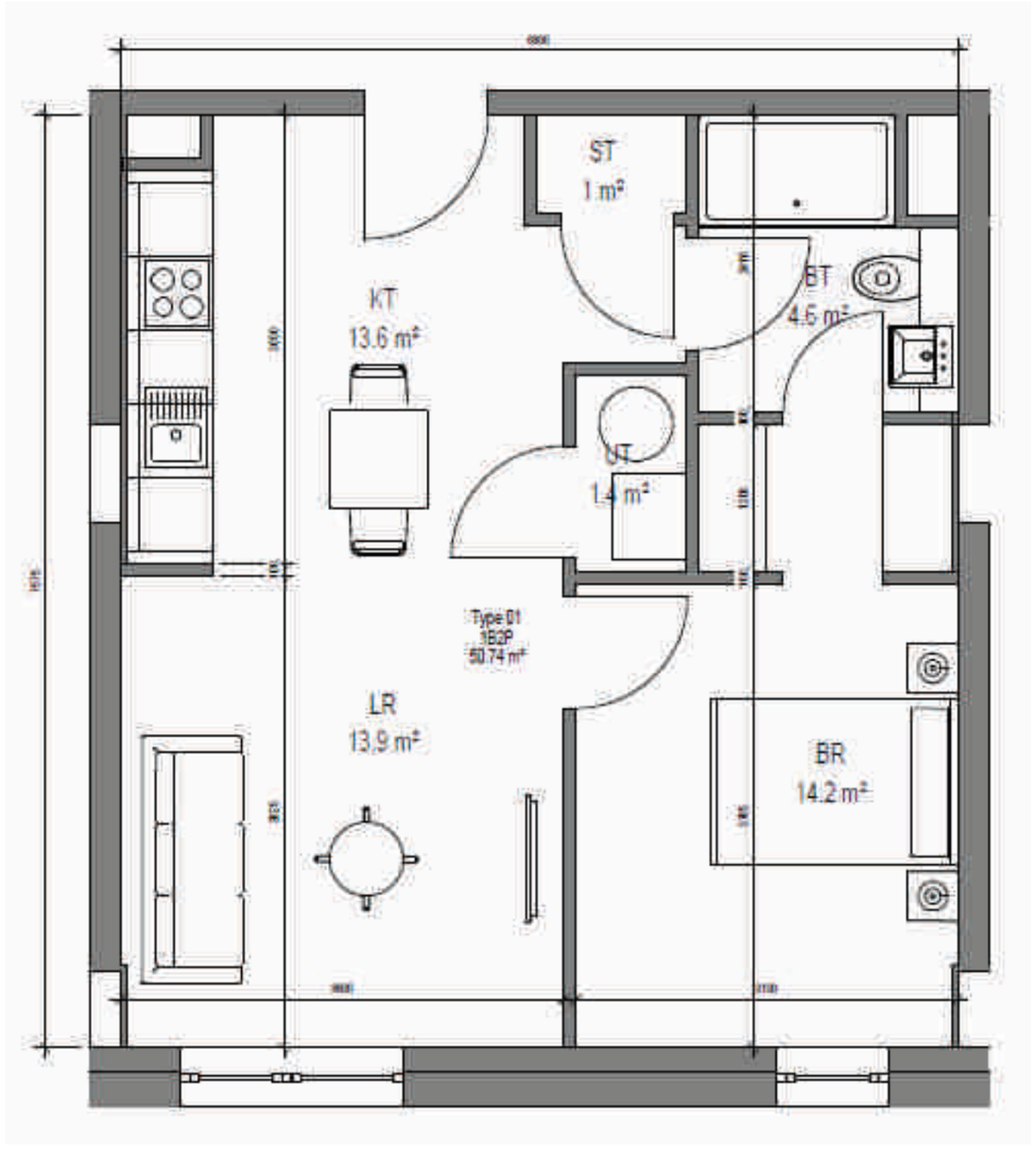
Living space is generous, regular in shape and with clean lines allowing every inch of space to be used and furniture to be accommodated without compromising access to electrical points, intruding on circulation or impacting on the feeling of space within the apartments.

Bedrooms have dedicated bathrooms and most have walk through wardrobes.

The apartment layouts have been designed to conform to the optional requirements outlined in Approved Document M4(2) Category 2: 'accessible and adaptable dwellings' (AD M4 2).
By meeting this criteria it is anticipated that it will be possible to deliver homes that allow adaptation to meet the changing needs of occupants over time, including those of some older and disabled people.



Typical 2 Bed Apartment



Typical 1 Bed Apartment

Accessibility and Movement within Homes & Building

The applicant requires inclusive design to be a part of its brief to its designers and the scheme has addressed the fundamentals of inclusive access in:

- Setting out the site
- Setting out the levels across the site
- Locating the buildings on the site and access to the key entrances
- Relating the building to the local transport infrastructure including the train station, bus routes and car parking provision

The landscape, architecture and the accommodation provided has been designed to meet the accessibility needs of all potential users with the project designed in accordance with the Building Regulations Part M, BS 8300 and best practice.

Car Parking

Designated disabled parking bays are located in the buiding footprint accessed off Naval Street with safe routes to and from each parking space to the main lift cores within the building. These are shown on the plans. A total of 4 disabled bays are provided in the curtilage of the site; the remainder of the vehicle parking is provided at the Mobility Hub.

Landscape & Public Realm

All public footways, pathways, ramps and the access route will be designed in accordance with the Building Regulations with all areas of external paving having a smooth, walkable surface. A level approach will be provided to the main entrance. Where a level is proposed internally within the ground floor a ramp is provided adjacent to the steps.

Main Entrance & Ground Floor

The main concierge and management hub will have a disabled accessible toilet and a concierge facility designed in accordance with Part M. External doors will have a minimum clear opening of 1000mm.

Vertical Circulation

Passenger lifts are sized for wheelchair users with minimum internal dimensions of 1600x1350mm. In addition to the passenger lifts, common stairs are provided which will comply with Part M requirements.

Internal Circulation

Internal corridors are 1350mm or wider with a with a turning circle of 1800mm provided at junctions. All internal corridor doors have a minimum clear opening of 850mm.

4.3
Appearance

Following numerous iterations of massing to meet the required accomodation levels the agreed key heritage views were used to assess the design.

View 1 - Shows how the scheme respects Beehive Mill (Grade II*) by stepping down to 6 stories along Radium Street.

View 2 - Shows how the proposed massing respects Beehive Mill by giving Beehive Mill, Flint Glass Works and New Little Mill space to breathe by rebuilding the garges and by keeping the height along Jersey Street lower than in other parts of the area.

View 3 - Again shows how keeping the height lower on Jersey Street has meant the proposals are not overbearing on Flint Glass Works. An 8 storey proposal here would not have been appropriate.

View 4 - Although height to Naval Street is higher than average, the stepping down along Poland Street to 8 and then 5 stories gives good sight of Flint Glass Works.




1


2


3


CITY COURT TRADING ESTATE
4

Massing In Context.

The proposed elevations in context highlight the same conclusions as the agreed view points.

By varying the heights of the proposed blocks and keeping the height low to Jersey Street and Radium Street it has allowed the scheme to maintain the character of Jersey Street and respects the adjacent listed buildings; namely Beehive Mill, New Little Mill and Flint Glass Works.

The varied height and massing across the proposal is very in keeping with the varied height, masses and uses that have historiaclly been found on the site and across Ancoats.



Poland St Elevation
SCALE: 1 : 500



Radium St Elevation
SCALE: 1 : 500



Naval St Elevation
SCALE: 1 : 500



Jersey St Elevation
SCALE: 1 : 500

Material

The design objective is to use brick in a number of subtle variations with differing mortar joints to give the building an identity as a modern development rooted in an area with a strong identity and sense of place.

The corner blocks will use a distressed waterstruck brick with pier reccess while while the street blocks will use a brick from the same quarry but with a lighter tone. All blocks will use two different mortar types to differentiate the grid and detailing.

To differentiate the new elements from the retained brick wall we are proposing using pigmented standing seam zinc. This is also a nod to the sites history as a metal works. Pigmented Zinc has been chosen due to it's, ease of maintenance, long lifespan, relative low embodied carbon in comparison to metal cladding materials and the ability to recycle at end of life unlike anodized aluminium.

Colour match PPC window frames, cills, fascias, and flashings will be used as to tie in with the pigmented zinc and harmonise the palette across the development.



SOUTH ELEVATION - JERSEY ST

SCALE 1:200



NORTH ELEVATION - NAVAL ST

SCALE 1:200









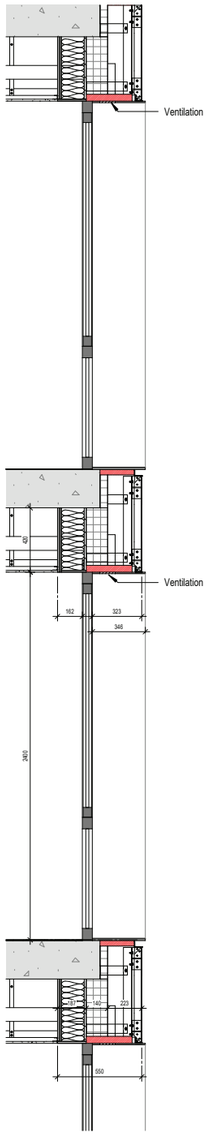
EAST ELEVATION - POLAND ST

SCALE 1:200

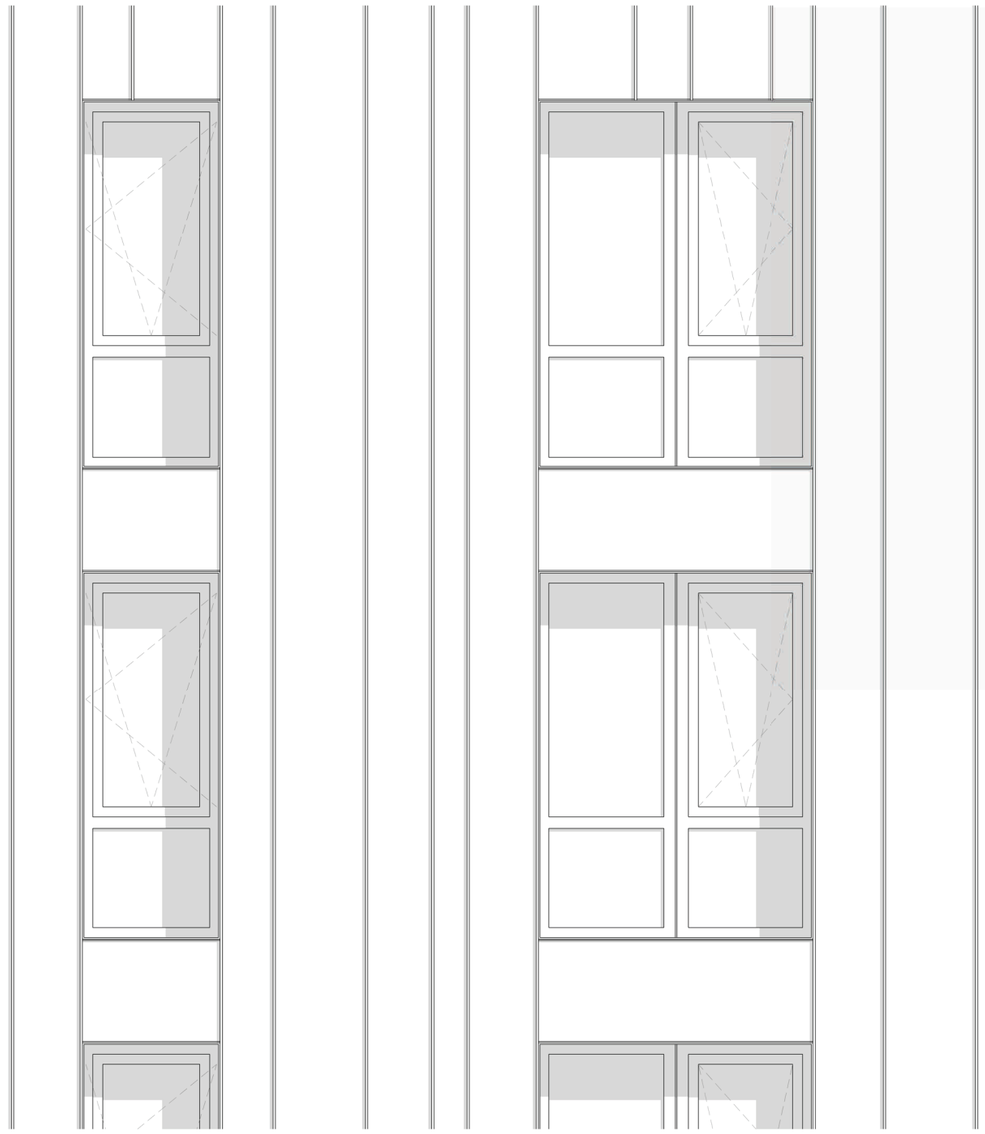


WEST ELEVATION - RADIUM

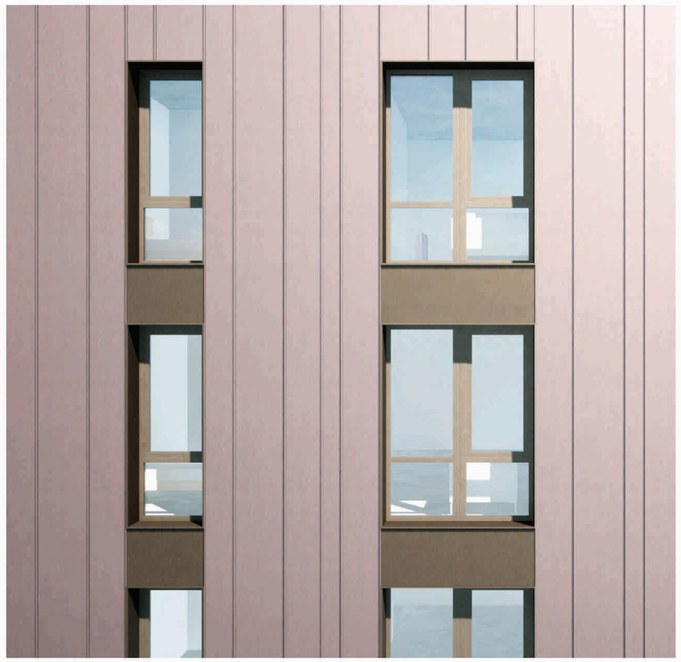
SCALE 1:200

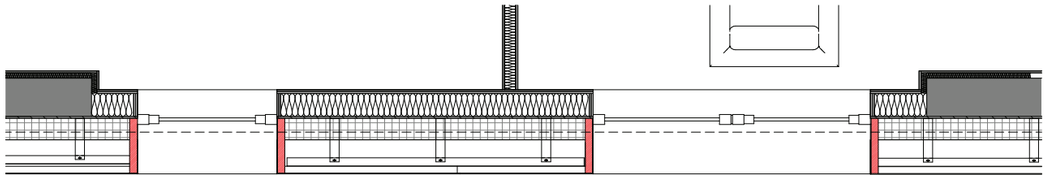


Section
SCALE: 1 : 20

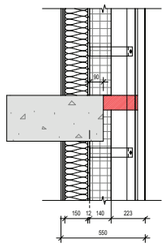


Bay Study 01 - Metal facade
SCALE: 1 : 20

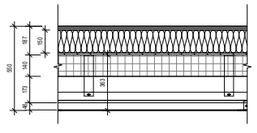




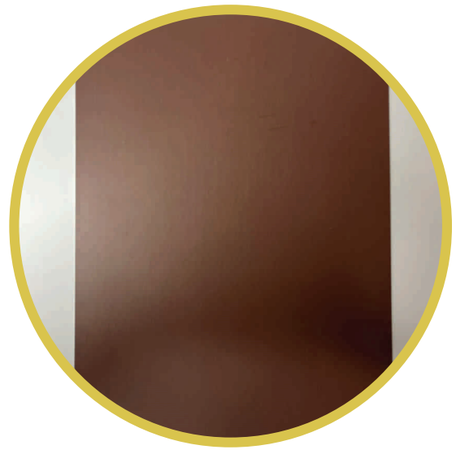
Plan View
SCALE: 1 : 20

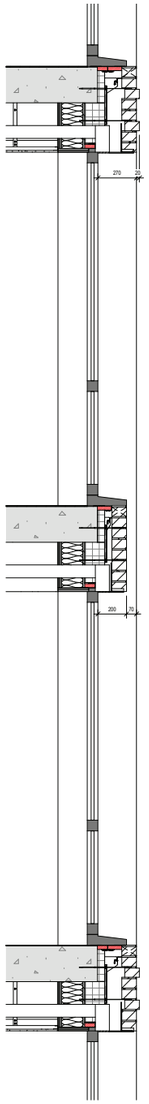


Ext. Wall Type C_ Section
SCALE: 1 : 20



Ext. Wall Type C_Plan View
SCALE: 1 : 20



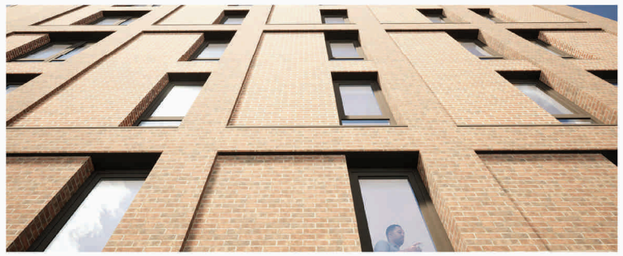


Section
SCALE: 1 : 20

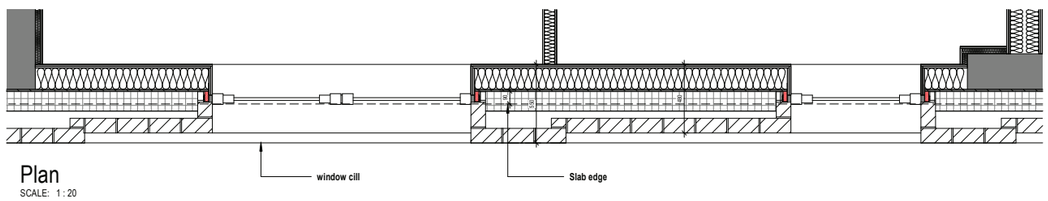


Bay Study 02- Corner blocks
SCALE: 1 : 20

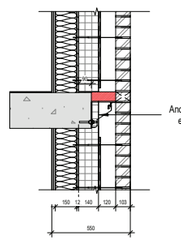




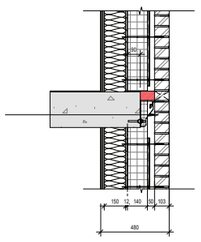




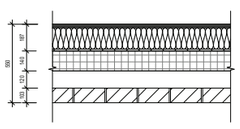
Plan
SCALE: 1 : 20



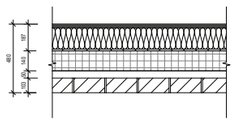
Ext. Wall Type A_Section
SCALE: 1 : 20



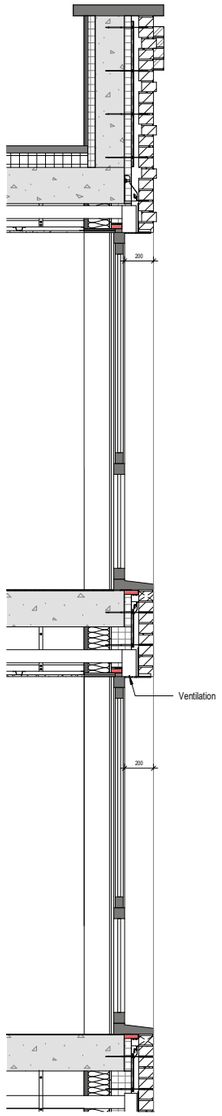
Ext. Wall Type B_ Section
SCALE: 1 : 20



Ext. Wall Type A_Plan View
SCALE: 1 : 20



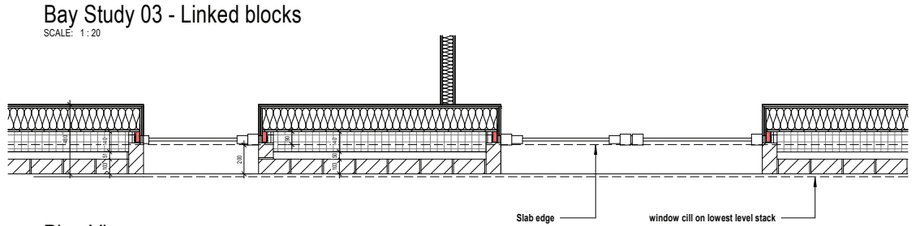
Ext. Wall Type B_Plan View
SCALE: 1 : 20



Section
SCALE: 1 : 20

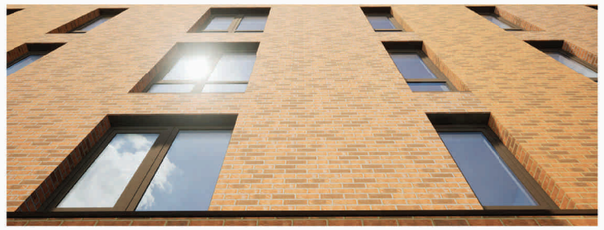


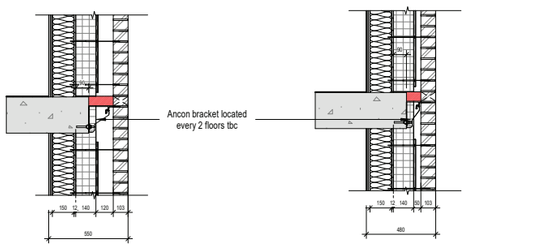
Bay Study 03 - Linked blocks
SCALE: 1 : 20



Plan View
SCALE: 1 : 20

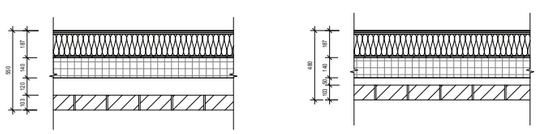






Ext. Wall Type A_Section
SCALE: 1 : 20

Ext. Wall Type B_ Section
SCALE: 1 : 20



Ext. Wall Type A_Plan View
SCALE: 1 : 20

Ext. Wall Type B_Plan View
SCALE: 1 : 20







4.4
Manchester Residential Quality Guidance

Development principals

The proposed design for Phoenix Ironworks embraces the Manchester Residential Quality Guidance. The nine components of the guidance are addressed below:

Make it Manchester: the design for Phoenix Ironworks has been developed to explicitly respond to the Poland Street Zone NDF; the heritage of Ancoats and specifically the site, and the emerging proposals coming forward in Ancoats Phase 03. The site has been organised, massed and articulated to create geometrically clear and elegant volumes that reference the buildings and yards of the site's heritage.

Make it bring people together: A new makers' yard will bring local residents and visitors together. Shared amenity spaces and a centrally managed entrance space, the layout will facilitate residents in meeting, socialising and forming a new community within the building. By including a mix of apartment types the development will be capable of accommodating a wide variety of residents who will choose to make Phoenix Ironworks their home. The new use type of makers' studios will bring a new type of skill and interest to work in the area. The site is within easy walking distance of local amenities of New Islington and Piccadilly. These amenities will provide an additional layer of social infrastructure for the residents and workers of Phoenix Ironworks and encourage their integration with existing and emerging communities within the wider areas.

Make it animate streets and spaces: the buildings have been laid out to provide commercial / makers / amenity active frontage to Jersey Street, Radium Street, Poland Street and Naval Street. The new activity especially along Jersey Street and in relation to the Makers' Yard will make Jersey Atreet a key active route linking the suburbs with the city. In addition the many windows overlooking the Makers' Yard, Residents' Garden and the public realm will add life and interest to the surrounding public realm, creating a safer enhanced pedestrian environment around the building.

Make it easy to get around: the Phoenix Ironworks site is located close to key public transport infrastructure; it is within close proximity of the tram netwok and good bus routes. A short walking distance from the city centre and Piccadilly Station and it is aclose to a number of canal towpaths and dedicated cycle routes. Modal choice is extensive with car parking and sharing to be provided at the mobility hub and, cycle spaces provided on site.

Make it work with the landscape: the design concept and layout for Phoenix Ironworks is a direct response to the public realm landscaping scheme which has already been approved as part of the Ancoats and New Islignton Poland Street Zone framework. As part of this the proposal a new Makers' Yard and a new Residents' Garden are being delivered. The building is located close to the area's green and blue infrastructure notably the Rochdale Canal towpath and Ancoates Green which will provide excellent amenity opportunities for residents to maintain and improve their health and wellbeing.

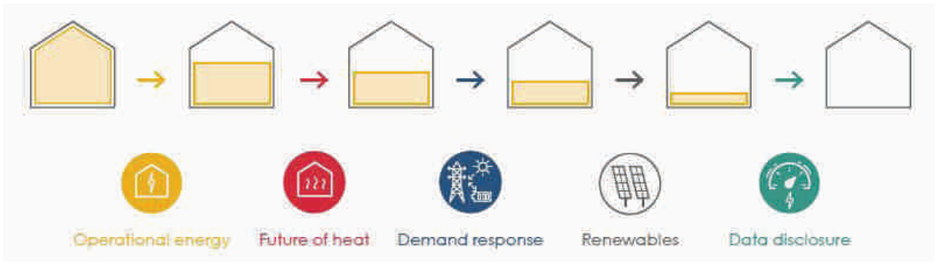
Make it practical: MLDC's apartments are well-sized, with well-designed living, sleeping and storage spaces. The concierge entrance includes a managed parcel receiving area and storage as well as post boxes for all residents. Move-in and move out movements have been carefully considered to ensure that the experience is good for residents and damage to the building is minimised. Vehicle movement and collection has been organised to avoid conflict with resident circulation. Waste storage has been designed in accordance with Manchester City Council's guidelines. The operation of the Makers' Yard has been designed as being completely independant of the residential spaces meaning that lines of security are clearly defined.

Make it future proof: the building has been designed to meet the requirements of the existing Building Regulations with an emphasis on reducing heat loss though the fabric of the building. This is combined with all-electric heating and PV cells thoughout all the flat roof areas has driven low-carbon energy choices. The clear orthogonal organisation, structural strategy and adaptable floor plates allow for future flexibility so that walls between units and internal partitions can be moved without significant structural alteration.

Make it a home: as with all MLDC projects the entrance lobby and adjacent amenity spaces generate a sense of arrival to the building. These threshold spaces mediate the change from the wider public realm to the individual and more private home. This sense of privacy and safe haven continues even further in the design of the resident's garden. Lifts, stairs and corridors are generously dimensioned to extend the sense of generosity and dignity up to the front doors of the well designed, proportioned and well sized apartments. The layout of the building minimises overlooking within the constraints of the site dimensions .



4.5
Whole Life Carbon





Development principles

The Phoenix Ironworks development fully supports, and will assist, Manchester's commitment to be Zero Carbon by 2038, or earlier; and the council's target in the **Climate Change Action Plan 2020-2025** of halving direct CO2 emissions by 2025.

The **Manchester Climate Change Annual Report 2020** highlights that the biggest direct contributor of the city's greenhouse gases is stilll transport at 32%. Due to Phoenix Ironwork's central location, the proximity to the network of waterways and the 1:1 cycle provision in the scheme; the promotion of **active travel** and the creation of new **green biodiverse** spaces within the development will help reduce emissions from transportation.

But what can we do to bring the 30% of emissions from domestic buildings (construction and operation) down to help Manchester achieve the carbon targets?

The whole Phoenix Ironworks Design Team have been asked to consider their individual contributions towards reductions of **operational carbon** and **embodied carbon.**

Each design and specification decision is to be measured against the impact it will have on the net of the operational and embodied carbon; i.e. the **Whole Life Carbon** of the project.

A golden thread of responsibility from design through construction and into operation will be required to ensure decisions are implemented and their operation verified.

Operational Carbon

Operational energy: Operational energy is the energy consumed by a building associated with heating, hot water, cooling, ventilation, and lighting systems, as well as equipment such as fridges, washing machines, TVs, computers, lifts, and cooking. Reducing operational energy is key to achieving scalable zero carbon. Phoenix Ironworks takes a fabric first approach in reduction of operational (heating/cooloing/ventilation) energy by having a low U-Value facade, low y-value thermal bridging, improved air tightness , use of mechanical vent haet recovery (MVHR), a very efficient form factor and optimized glazing ratio.

Future of heat: The decarbonisation of heating and hot water will have a huge impact on carbon emission reductions and is a crucial step in the net zero pathway. For heating there will be a target maximum 10 W/m2 peak heat loss (including ventilation). There will be a maximum dead leg of 1 litre for hot water pipework. 'Green' Euro Water Label to be used for hot water outlets (e.g. certified 6 L/min shower head).

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Renewables: Every flat roof at Phoenix Ironworks has been designated for PV.

Data disclosure: Unless we can gain a good understanding of how our buildings are performing in-use through post occupancy evaluation, we cannot achieve net zero carbon. This will be achieved through annual collection of building energy consumption/generation; and water consumption meter readings.

Embodied Carbon

The 'upfront' emissions associated with building construction, including the extraction and processing of materials and the energy and water consumption in the production, assembly, and construction of the building. It also includes the 'in-use' stage (maintenance, replacement) and the 'end of life' stage (demolition, disassembly, and disposal of any parts of product or building) and any transportation relating to the above.

Build Less: The form of the building at Phoenix Ironworks is very simple and very efficient. Simple and efficient means less embodied carbon

Build Light: A high proportion of a building's embodied carbon is in it's frame. As such the form of the building was not the driver for the structure but insted an efficient structural solution drove the form.

Build Wise: Materials have been specified to be robust (long lasting) and the setting out of building elements has been based on standard fabric sizes to reduce waste to a minimum. Materials will be ethically and responsibly sourced.

Build Low Carbon: Big ticket items including structure and envelope have been targeted and have been designed as efficiently as possible. Final material specifications will be weighted based on embodied carbon. Where possible, materials will be sourced locally minimizing emissions from transport.

Build For the Future: The lightweight partions and riser arrangments mean the internal arrangements can be adapted at a later date with little impact. All materials are to be demountable and recyclable where achieveable; supporting a circular economy.

Build collaboratively: Solutions must involve the whole design team and the client and data will be used to drive decision making in meetings.

Made in
Ancoats

5

Supporting Information

5.1
Waste Management Strategy

PIW-CRL-XX-XX-SH-A-0010 - Residential Waste, Storage and Collection
Phoenix Iron Works, Jersey St - Manchester

Waste Store

Area	
Number of Flat	256
Area per Flat	0.43
Total Area	**110.08**

Containers needed								
Capacity	**Units**	**Witdth**	**Depth**	**Height**	**Height Open**	**Floor Space Required**		
1100 L	**56**	1375	990	1370	2370	1575	x	1190
240 L	**5**	580	740	1100	1750	780	x	940
140 L	**0**	480	550	1100	1700	680	x	750

Distribution of containers				
Bin Area	**Area**	**1100 L**	**240 L**	**120 L**
1	30.42	15	4	
2	63.00	32	4	
3	23.83	12	2	
Total	**117.26**	**59**	**10**	**0**

Notes:

The calculation was did follow "GD 04 - Waste storage collection guidance for new developments (Manchester City Council)"

Area requeriment:
Minimun With 1,56
10 m Maximun distant Point of collection to Store

PIW-CRL-XX-XX-SH-A-0010 - Commercial Waste, Storage and Collection
Phoenix Iron Works, Jersey St - Manchester

Waste Store

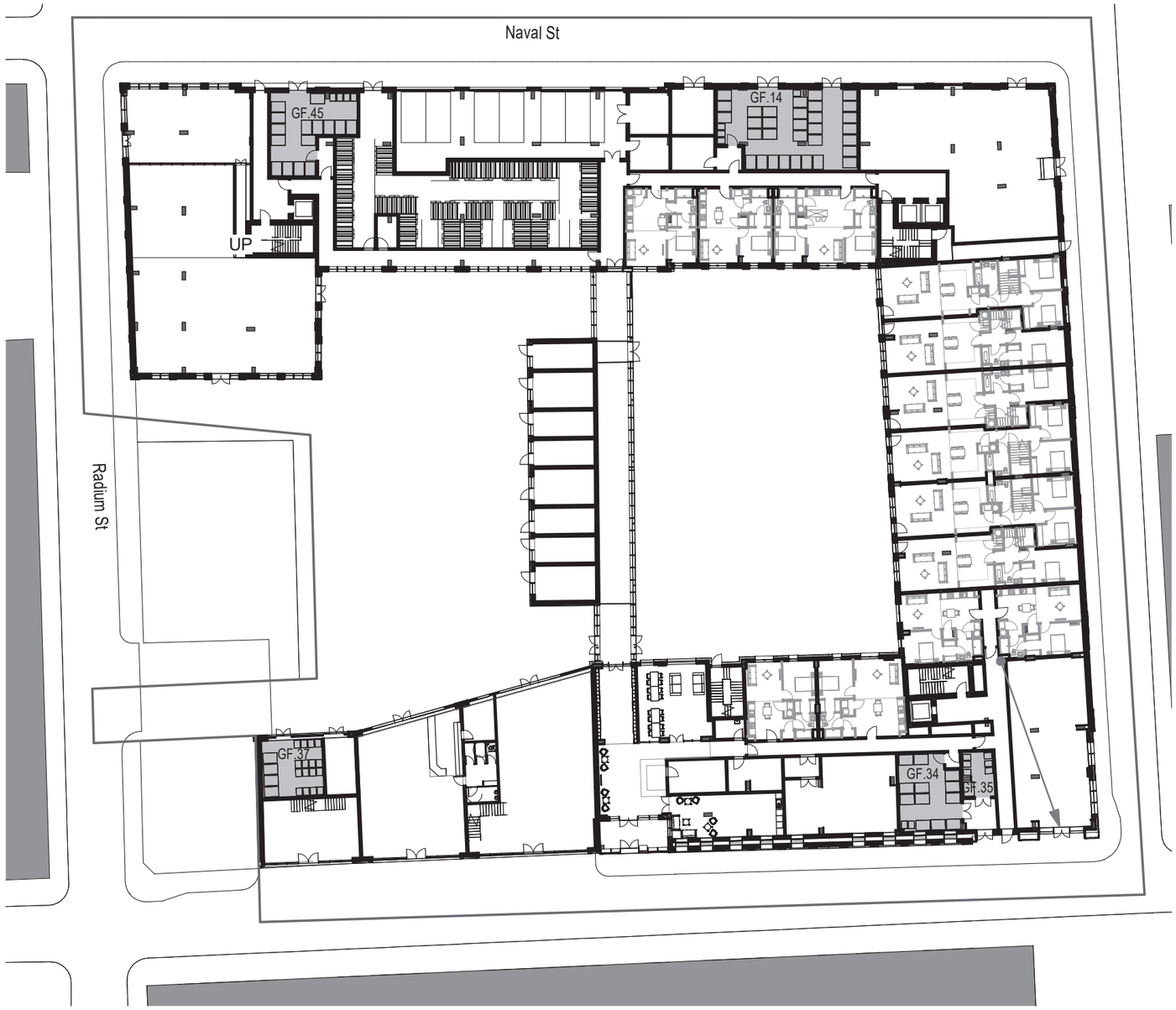
Type	Litres	Sqm o Dinning N	Factor	% Recycling
C1. Office	2600	1000	2.6	50
C2. Retail	5000	1000	5	50
C3. Restaurant/ Fast Food Outlets	1500	20	75	Variable
C4. Hotels	1500	20	75	Variable

Containers needed Bin Area 04										
Name	**Type**	**Area**	**Factor**	**Litres**	**Waste**	**Recycling**		**1100 L**	**240 L**	**120 L**
Comercial unit 01	C2	120	5	600	300	150	150	0	4	0
Total		**120**		**600**	**300**	**150**	**150**	**0**	**4**	**0**

Containers needed Bin Area 05										
Name	**Type**	**Area**	**Factor**	**Litres**	**Waste**	**Recycling**		**1100 L**	**240 L**	**120 L**
Comercial unit 03	C2	383	5	1915	958	479	479			
Unit Sheds 1	C2	110	5	550	275	138	138			
Unit Sheds 1	C2	159	5	795	398	199	199			
Unit Sheds 1	C2	310	5	1550	775	388	388			
Makers Unit	C2	136	5	680	340	170	170			
Total		**1098**		**5490**	**2745**	**1373**	**1373**	**4**	**16**	**0**

Total Containers Commercial Area						
Capacity	**Units**	**Witdth**	**Depth**	**Height**	**Height Op**	**Floor Space**
1100 L	4	1375	990	1370	2370	1575x1190
240 L	20	580	740	1100	1750	780x940
140 L		480	550	1100	1700	680x750

BIN AREAS		
Number	Area_Description	Area
GF.34	AREA 01	43 m²
GF.45	AREA 01	53 m²
GF.14	AREA 02	101 m²
GF.35	AREA 04	13 m²
GF.37	AREA 05	33 m²
		243 m²



BINS LOCATION

SCALE: 1 : 500

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5.1
Architectural Drawing Pack



0 12.5m 25m 50m 125m

Scale 1:1250

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PLANNING BOUNDARY LINE

REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
17 Redhill Street,
M4 5BA

ARCHITECT

CallisonRTKL Ltd.
Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

LOCATION PLAN - EXISTING

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	As indicated
		DATE DRAWN:	16/06/2023
SUITABILITY CODE	S4	DRAWN BY:	JO
REVISION		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P00001



0 12.5m 25m 50m 125m

Scale 1:1250

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PLANNING BOUNDARY LINE

REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

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ARCHITECT

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Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

LOCATION PLAN - PROPOSED

STATUS

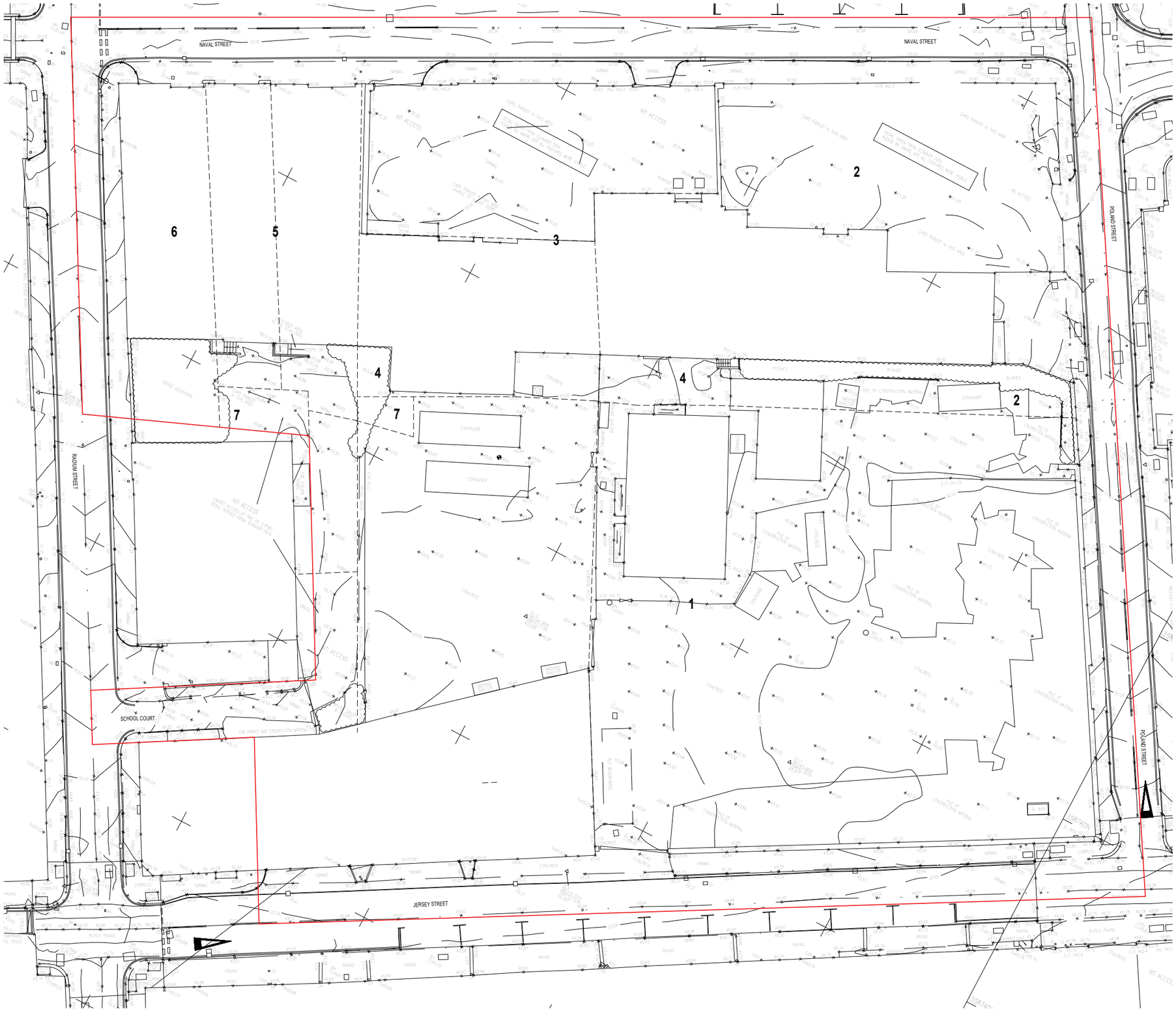
PLANNING PERMISSION

PROJECT NUMBER **058-210006**
SUITABILITY CODE **S4**
REVISION
SCALE @ A1: **As indicated**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P00002

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SURVEY PLAN
SCALE: 1 : 200

0 2m 4m 8m 20m
Scale 1:200

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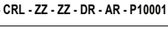
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PLANNING BOUNDARY LINE

REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
17 Redhill Street,
M4 5BA

ARCHITECT

CallisonRTKL Ltd.
Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

SURVEY PLAN

STATUS

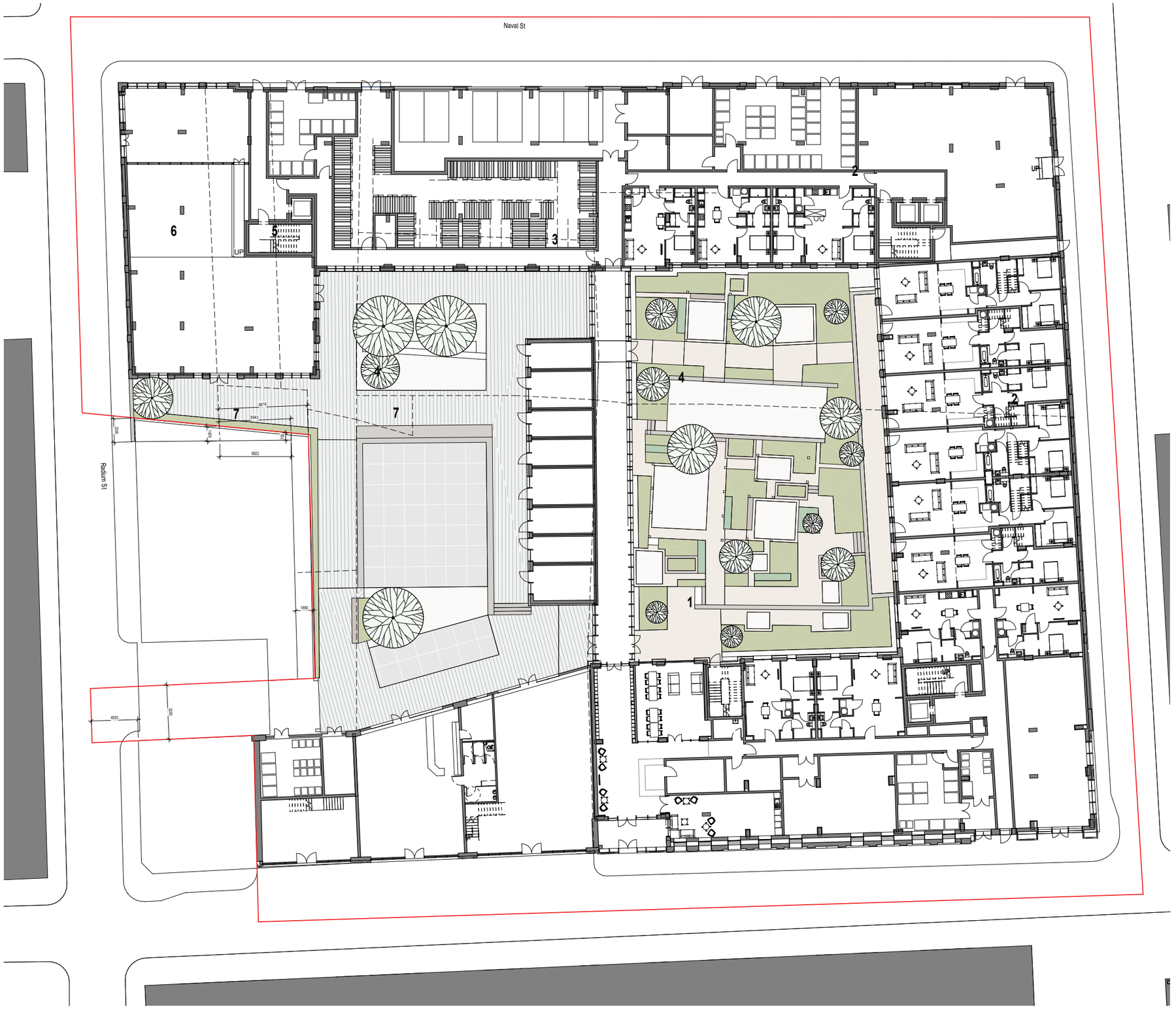
PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	As indicated
		DATE DRAWN:	16/06/2023
SUITABILITY CODE	S4	DRAWN BY:	JO
REVISION		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P10001

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RED LINE BOUNDARY PLAN
SCALE: 1 : 200

0 2m 4m 8m 20m
Scale 1:200

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PLANNING BOUNDARY LINE

REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

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ARCHITECT

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Suite 12A
Manchester One
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Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

BOUNDARY PLAN

STATUS

PLANNING PERMISSION

PROJECT NUMBER	**058-210006**	SCALE @ A1:	**As indicated**
SUITABILITY CODE	**S4**	DATE DRAWN:	**16/06/2023**
REVISION		DRAWN BY:	**JO**
		CHECKED BY:	**MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P10002

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PROPOSED SITE PLAN
SCALE: 1 : 500

0 5m 10m 20m 50m
Scale 1:500

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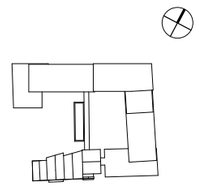
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

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M4 5BA

ARCHITECT

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Suite 12A
Manchester One
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Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

PROPOSED SITE PLAN

STATUS

PLANNING PERMISSION

PROJECT NUMBER	**058-210006**
SUITABILITY CODE	**S4**
REVISION	
SCALE @ A1:	**1 : 500**
DATE DRAWN:	**16/06/2023**
DRAWN BY:	**JO**
CHECKED BY:	**MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P10003

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GF LEVELS
SCALE: 1 : 200

0 2m 4m 8m 20m
Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

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ARCHITECT

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Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

SITE LEVELS

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P10004

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Room Legend

- APARTMENT
- BACK OF HOUSE
- COMERCIAL
- FRONT OF HOUSE
- LOBBY/CORRIDOR
- PARKING
- PLANTS
- SHEDS/MAKER SPACES
- TOWN HOUSES

GA- Level GF
SCALE: 1 : 200

0 2m 4m 8m 20m
Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
17 Redhill Street,
M4 5BA

ARCHITECT

CallisonRTKL Ltd.
Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

Ground Floor GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER:	058-210006	SCALE @ A1:	1 : 200
		DATE DRAWN:	16/06/2023
SUITABILITY CODE	S4	DRAWN BY:	JO
REVISION		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 00 - DR - AR - P12000

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Room Legend

- 1B2P
- 2B4P
- 3B6P
- TOWN HOUSE

GA - Level 01

SCALE: 1 : 200

0 2m 4m 8m 20m

Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
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17 Redhill Street,
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ARCHITECT

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Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

Level 01 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006
SUITABILITY CODE	S4
REVISION	
SCALE @ A1:	1 : 200
DATE DRAWN:	16/06/2023
DRAWN BY:	JO
CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 01 - DR - AR - P12001

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Room Legend

- 1B2P
- 2B4P
- 3B6P

GA - Level 02

SCALE: 1 : 200

0 2m 4m 8m 20m

Scale 1:200

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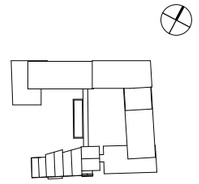
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
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CLIENT

MLDC3 Ltd.
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ARCHITECT

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SHEET IDENTIFICATION

TITLE

Level 02 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006
SUITABILITY CODE	S4
REVISION	
SCALE @ A1:	1 : 200
DATE DRAWN:	16/06/2023
DRAWN BY:	JO
CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 01 - DR - AR - P12002

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Room Legend

- 1B2P
- 2B4P
- 3B6P

GA - Level 03

SCALE: 1 : 200

0 2m 4m 8m 20m

Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
17 Redhill Street,
M4 5BA

ARCHITECT

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Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

Level 03 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 03 - DR - AR - P12003

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Room Legend

- 1B2P
- 2B4P
- 3B6P
- DUPLEX

GA - Level 04
SCALE: 1 : 200

0 2m 4m 8m 20m
Scale 1:200

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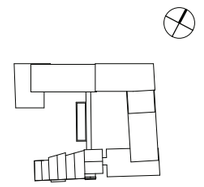
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

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ARCHITECT

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Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

Level 04 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER: **058-210006**
SUITABILITY CODE: **S4**
REVISION:
SCALE @ A1: **1 : 200**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 04 - DR - AR - P12004

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Room Legend

- 1B2P
- 2B4P
- 3B6P
- DUPLEX

GA - Level 05
SCALE: 1 : 200

0 2m 4m 8m 20m
Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
17 Redhill Street,
M4 5BA

ARCHITECT

CallisonRTKL Ltd.
Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

Level 05 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER **058-210006**
SUITABILITY CODE **S4**
REVISION
SCALE @ A1: **1 : 200**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 05 - DR - AR - P12005

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Room Legend

- 1B2P
- 2B4P

GA - Level 06

SCALE: 1 : 200

0 2m 4m 8m 20m

Scale 1:200

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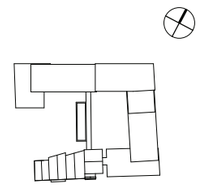
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
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CLIENT

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17 Redhill Street,
M4 5BA

ARCHITECT

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Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

Level 06 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006
SUITABILITY CODE	S4
REVISION	
SCALE @ A1:	1 : 200
DATE DRAWN:	16/06/2023
DRAWN BY:	JO
CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 06 - DR - AR - P12006

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Room Legend

- 1B2P
- 2B4P

GA - Level 07

SCALE: 1 : 200

0 2m 4m 8m 20m

Scale 1:200

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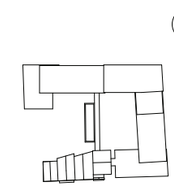
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
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CLIENT

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SHEET IDENTIFICATION

TITLE

Level 07 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER	**058-210006**
SUITABILITY CODE	**S4**
REVISION	
SCALE @ A1:	**1 : 200**
DATE DRAWN:	**16/06/2023**
DRAWN BY:	**JO**
CHECKED BY:	**MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 07 - DR - AR - P12007

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Room Legend

- 1B2P
- 2B4P
- 3B6P

GA - Level 08

SCALE: 1 : 200

0 2m 4m 8m 20m

Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

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SHEET IDENTIFICATION

TITLE

Level 08 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006
SUITABILITY CODE	S4
REVISION	
SCALE @ A1:	1 : 200
DATE DRAWN:	16/06/2023
DRAWN BY:	JO
CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 08 - DR - AR - P12008

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Room Legend

- 1B2P
- 2B4P
- 3B6P

GA - LEVEL 09

SCALE: 1 : 200

0 2m 4m 8m 20m

Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

PROJECT

Phoenix Ironworks

Jersey Street,
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M1 3LF

SHEET IDENTIFICATION

TITLE

Level 09 GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 09 - DR - AR - P12009

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GA - LEVEL 10 - ROOF
SCALE: 1 : 200

0 2m 4m 8m 20m
Scale 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
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Manchester One
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SHEET IDENTIFICATION

TITLE

Roof Level GA

STATUS

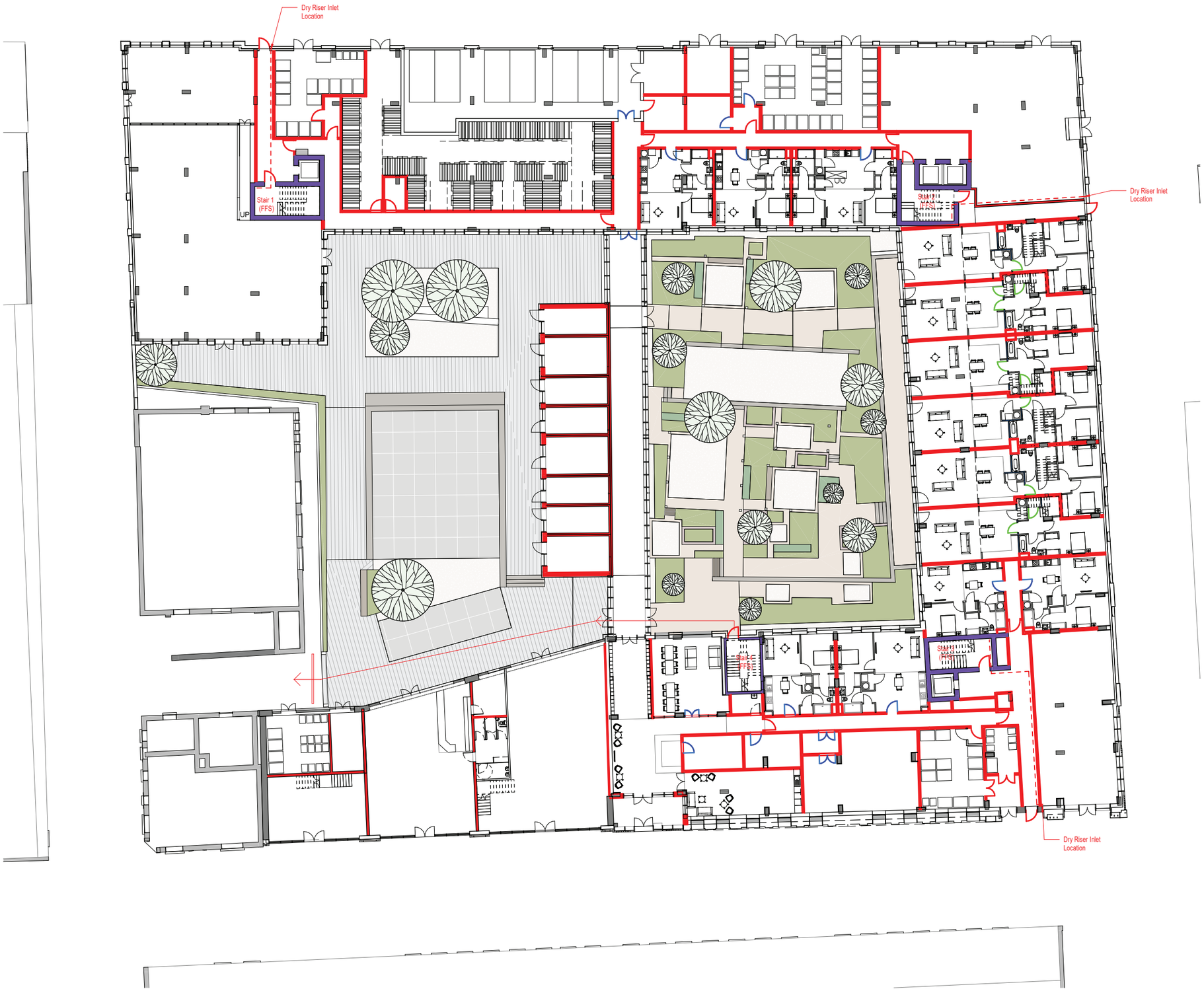
PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
		DATE DRAWN:	16/06/2023
SUITABILITY CODE	S4	DRAWN BY:	JO
REVISION		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 10 - DR - AR - P12010

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FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
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ARCHITECT

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Manchester One
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M1 3LF

SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 00

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 00 - DR - AR - P16000

FIRE PLAN LEVEL 00

SCALE: 1 : 200



FIRE PLAN LEVEL 01
SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

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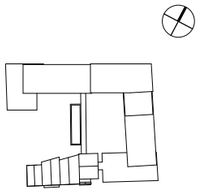
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
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ARCHITECT

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SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 01

STATUS

PLANNING PERMISSION

PROJECT NUMBER: 058-210006
SUITABILITY CODE: S4
REVISION:
SCALE @ A1: 1 : 200
DATE DRAWN: 16/06/2023
DRAWN BY: JO
CHECKED BY: MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 01 - DR - AR - P16001



FIRE PLAN LEVEL 02
SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

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17 Redhill Street,
M4 5BA

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Suite 12A
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Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 02

STATUS

PLANNING PERMISSION

PROJECT NUMBER **058-210006**
SUITABILITY CODE **S4**
REVISION
SCALE @ A1: **1 : 200**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 02 - DR - AR - P16002



FIRE PLAN LEVEL 03

SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

CLIENT

MLDC3 Ltd.
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Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 03

STATUS

PLANNING PERMISSION

PROJECT NUMBER: **058-210006**
SUITABILITY CODE: **S4**
REVISION:
SCALE @ A1: **1 : 200**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 03 - DR - AR - P16003



FIRE PLAN LEVEL 04

SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

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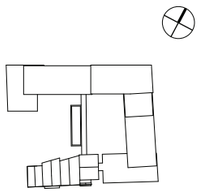
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

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SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 04

STATUS

PLANNING PERMISSION

PROJECT NUMBER **058-210006**

SUITABILITY CODE **S4**

REVISION

SCALE @ A1: **1 : 200**

DATE DRAWN: **16/06/2023**

DRAWN BY: **JO**

CHECKED BY: **MP**

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
PIW	CRL	ZZ	04	DR	AR	P16004



FIRE PLAN LEVEL 05
SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

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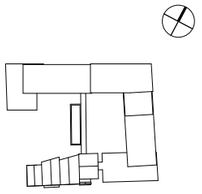
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

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SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 05

STATUS

PLANNING PERMISSION

PROJECT NUMBER: **058-210006**
SUITABILITY CODE: **S4**
REVISION:
SCALE @ A1: **1 : 200**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 05 - DR - AR - P16005



FIRE PLAN LEVEL 06

SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

GENERAL NOTES

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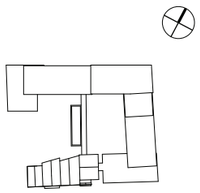
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

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Jersey Street,
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CLIENT

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M4 5BA

ARCHITECT

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Suite 12A
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Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 06

STATUS

PLANNING PERMISSION

PROJECT NUMBER **058-210006**

SUITABILITY CODE **S4**

REVISION

SCALE @ A1: **1 : 200**

DATE DRAWN: **16/06/2023**

DRAWN BY: **JO**

CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 06 - DR - AR - P16006



FIRE PLAN LEVEL 07
SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

GENERAL NOTES

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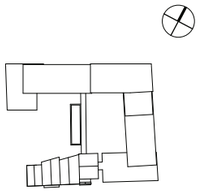
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KEY PLAN



PROJECT

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SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 07

STATUS

PLANNING PERMISSION

PROJECT NUMBER: **058-210006**
SUITABILITY CODE: **S4**
REVISION:
SCALE @ A1: **1 : 200**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
PIW	CRL	ZZ	07	DR	AR	P16007



FIRE PLAN LEVEL 08
SCALE: 1 : 200

FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

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KEY PLAN



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SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 08

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 09 - DR - AR - P16008



FIRE LEGEND

- 30 Minute wall
- 60 Minute wall
- 120 Minute wall
- 20 Minute fire door
- 30 Minute fire door
- 60 Minute fire door

FIRE PLAN LEVEL 09

SCALE: 1 : 200

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PROJECT

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SHEET IDENTIFICATION

TITLE

FIRE PLAN - LEVEL 09

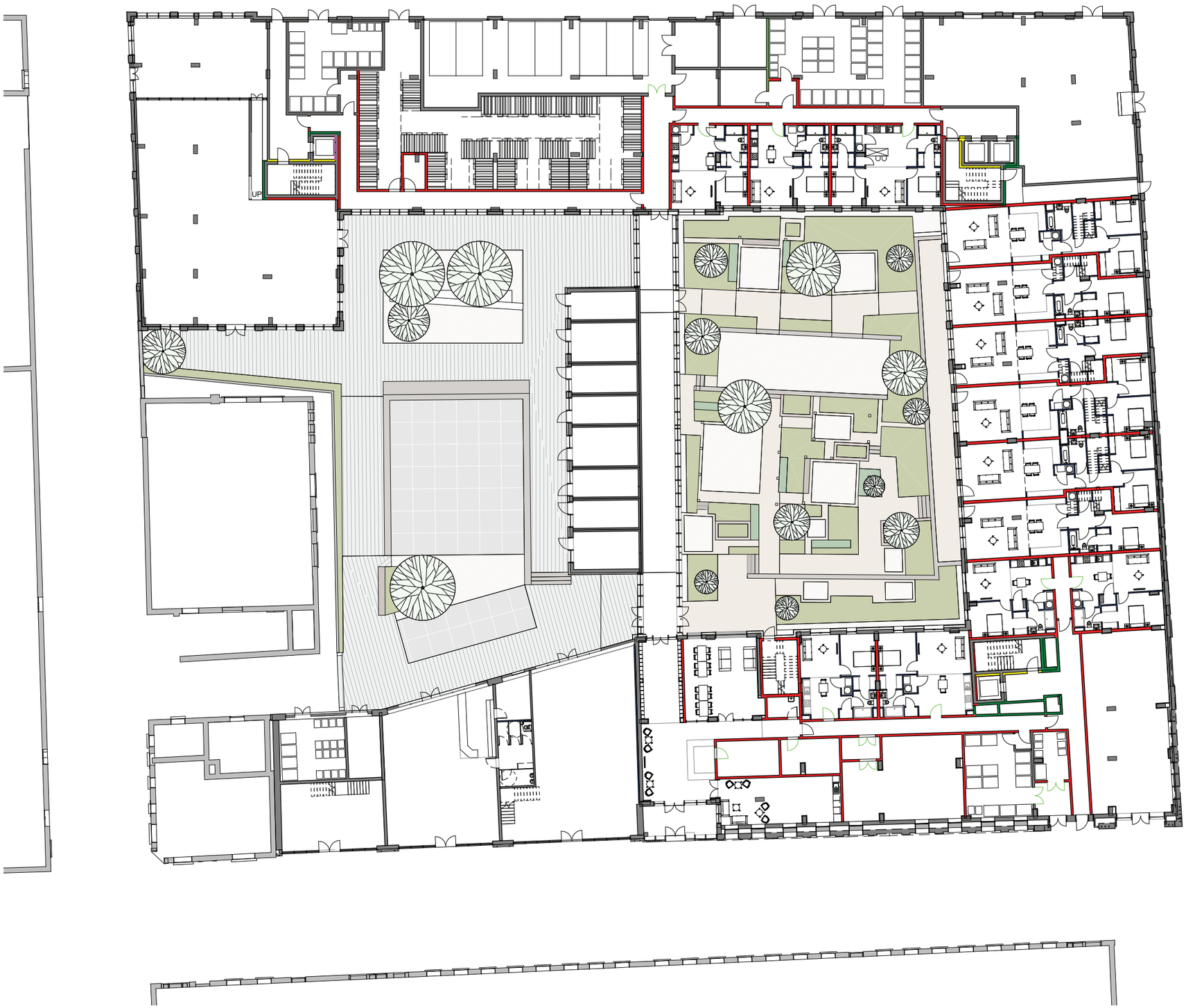
STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
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PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 10 - DR - AR - P16009



ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

ACOUSTIC PLAN LEVEL 00

SCALE: 1 : 200

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KEY PLAN

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SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 00

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
		DATE DRAWN:	16/06/2023
SUITABILITY CODE	S4	DRAWN BY:	JO
REVISION		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 00 - DR - AR - P18000



ACOUSTIC PLAN LEVEL 01

SCALE: 1 : 200

ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

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KEY PLAN

PROJECT

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SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 01

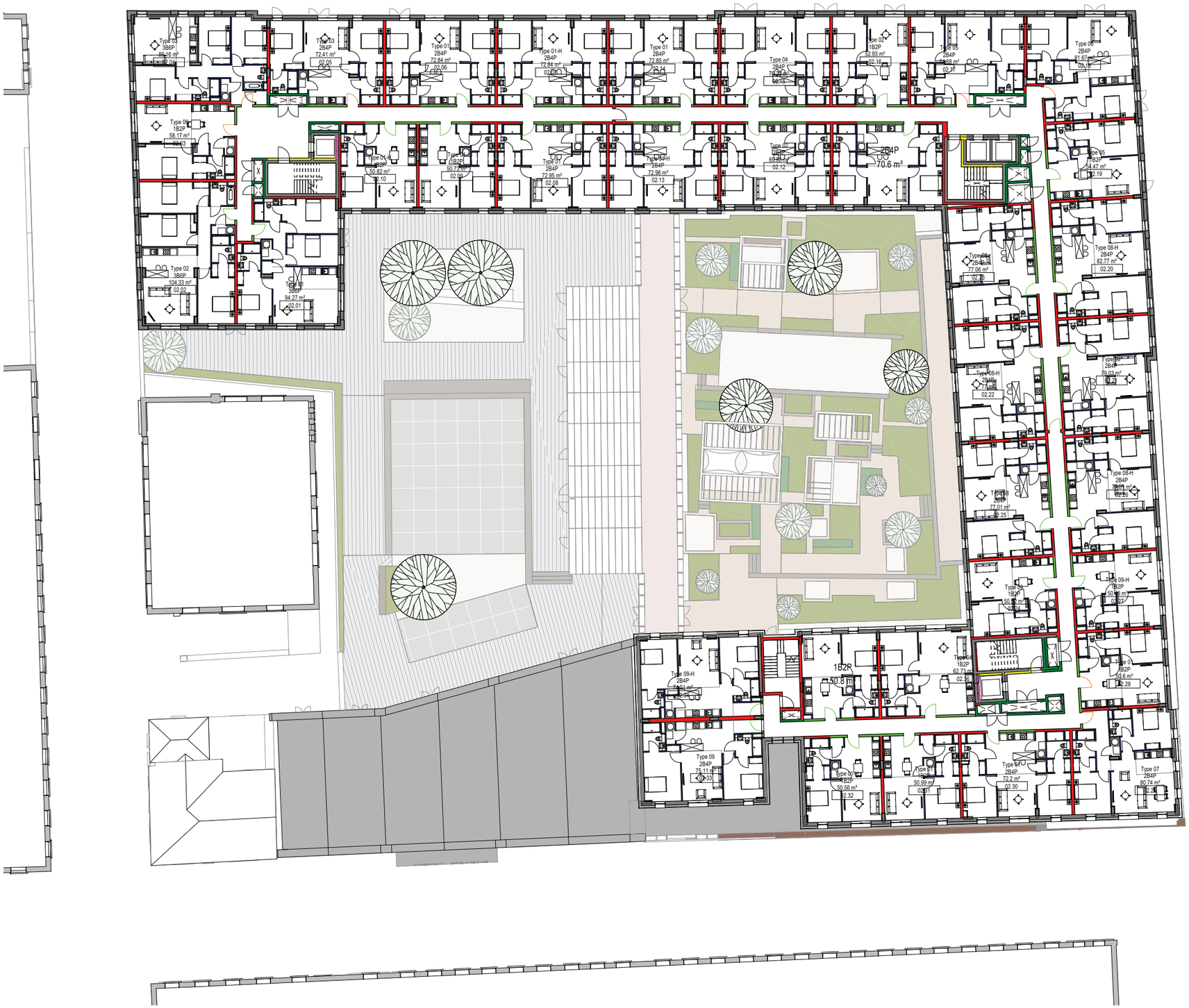
STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 01 - DR - AR - P18001



ACOUSTIC PLAN LEVEL 02

SCALE: 1 : 200

ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

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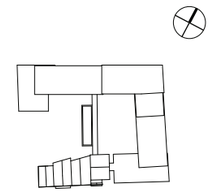
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

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M1 3LF

SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 02

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 02 - DR - AR - P18002



ACOUSTIC PLAN LEVEL 03

SCALE: 1 : 200

ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

GENERAL NOTES

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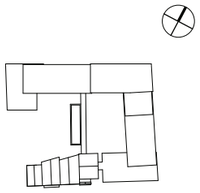
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

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SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 03

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
PIW	CRL	ZZ	03	DR	AR	P18003



ACOUSTIC PLAN LEVEL 04

SCALE: 1 : 200

ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

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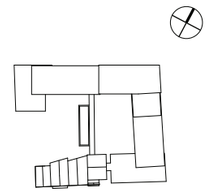
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KEY PLAN



PROJECT

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SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 04

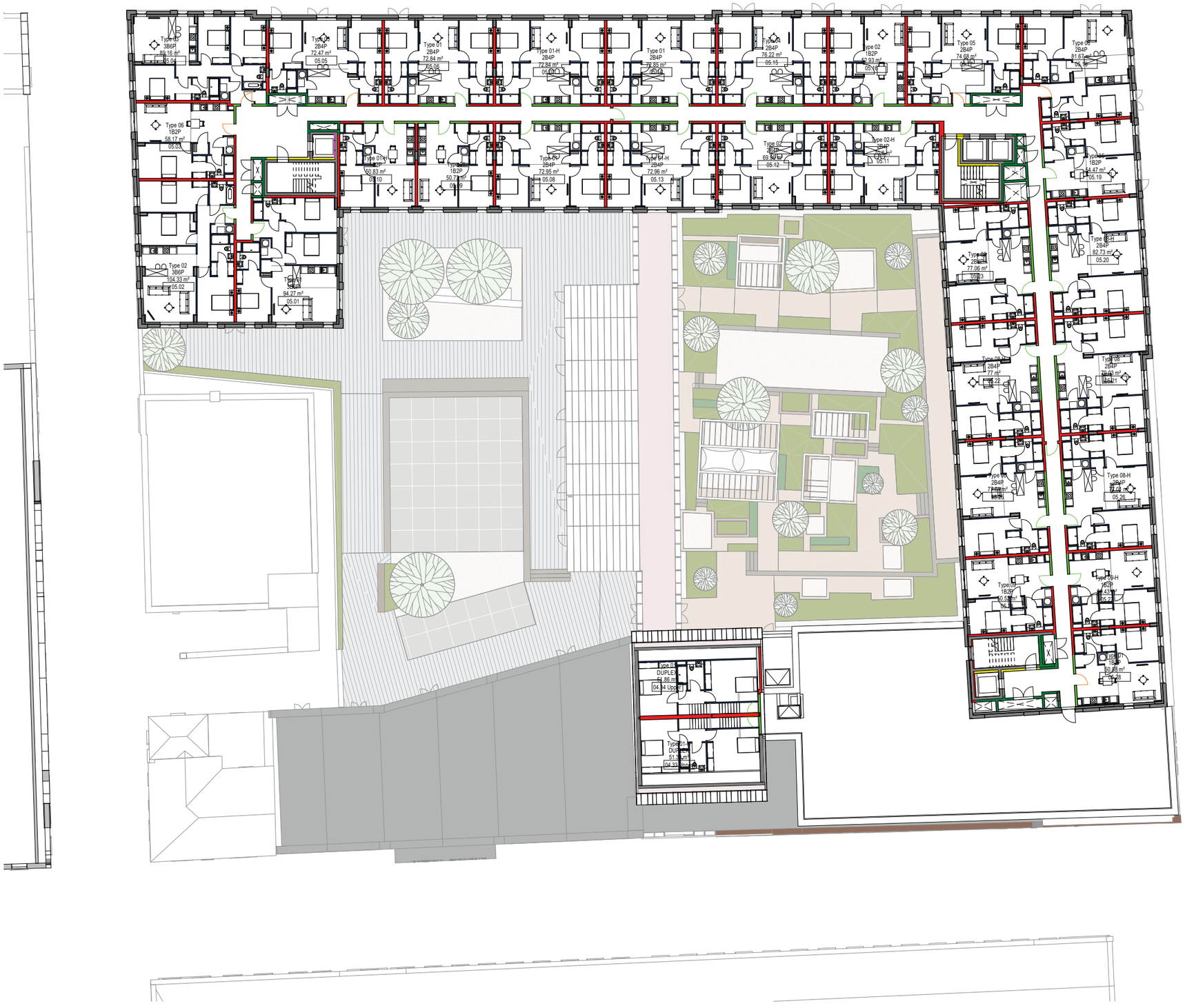
STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 04 - DR - AR - P18004



ACOUSTIC PLAN LEVEL 05

SCALE: 1 : 200

ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

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SHEET IDENTIFICATION

TITLE

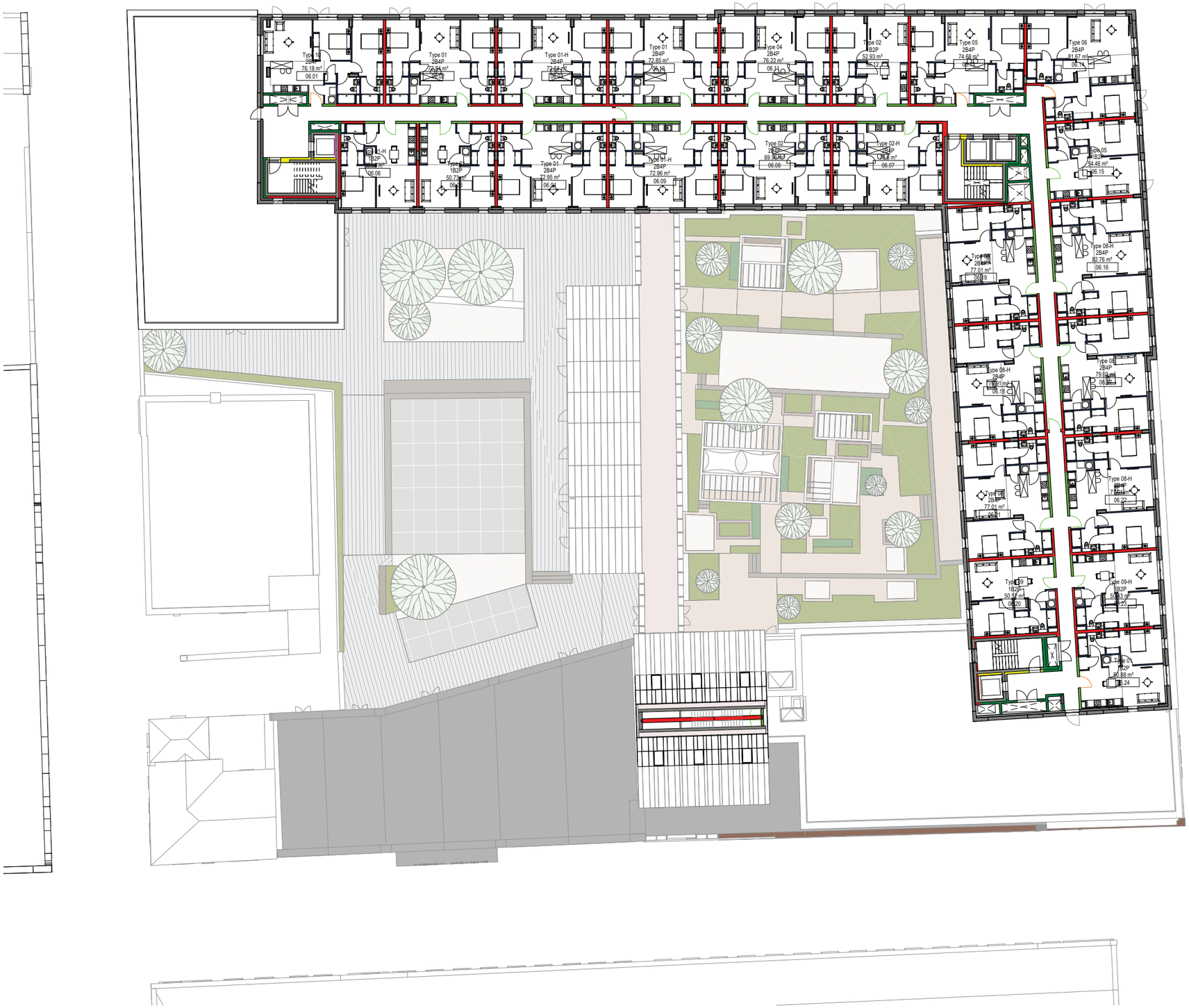
ACOUSTIC PLAN - LEVEL 05

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
PIW	CRL	ZZ	05	DR	AR	P18005



ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

ACOUSTIC PLAN LEVEL 06

SCALE: 1 : 200

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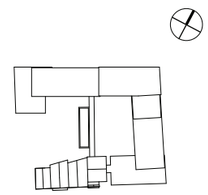
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

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ARCHITECT

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Suite 12A
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M1 3LF

SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 06

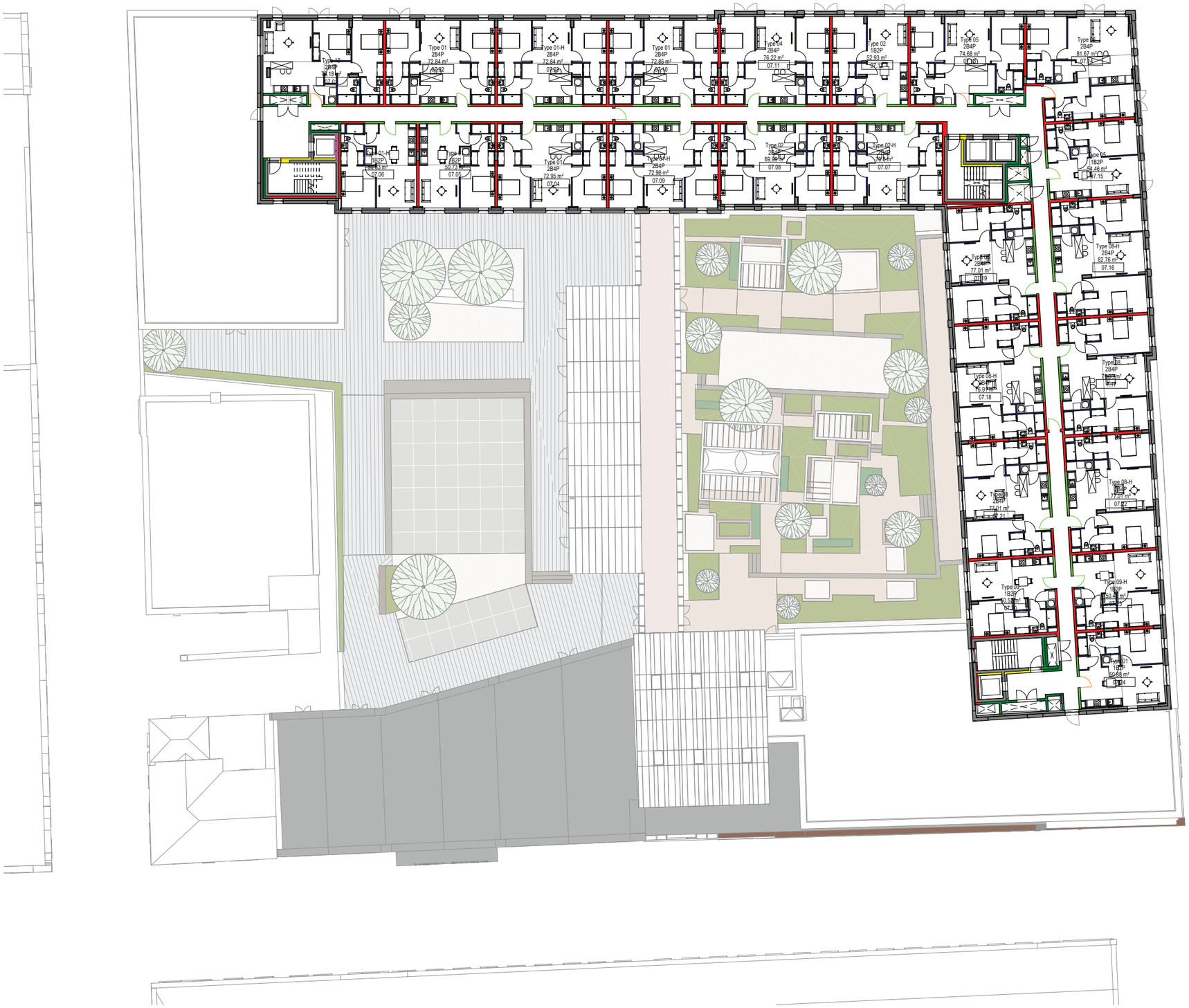
STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 06 - DR - AR - P18006



ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

ACOUSTIC PLAN LEVEL 07

SCALE: 1 : 200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

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M1 3LF

SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 07

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 07 - DR - AR - P18007



ACOUSTIC PLAN LEVEL 08

SCALE: 1 : 200

ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

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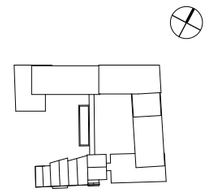
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

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SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 08

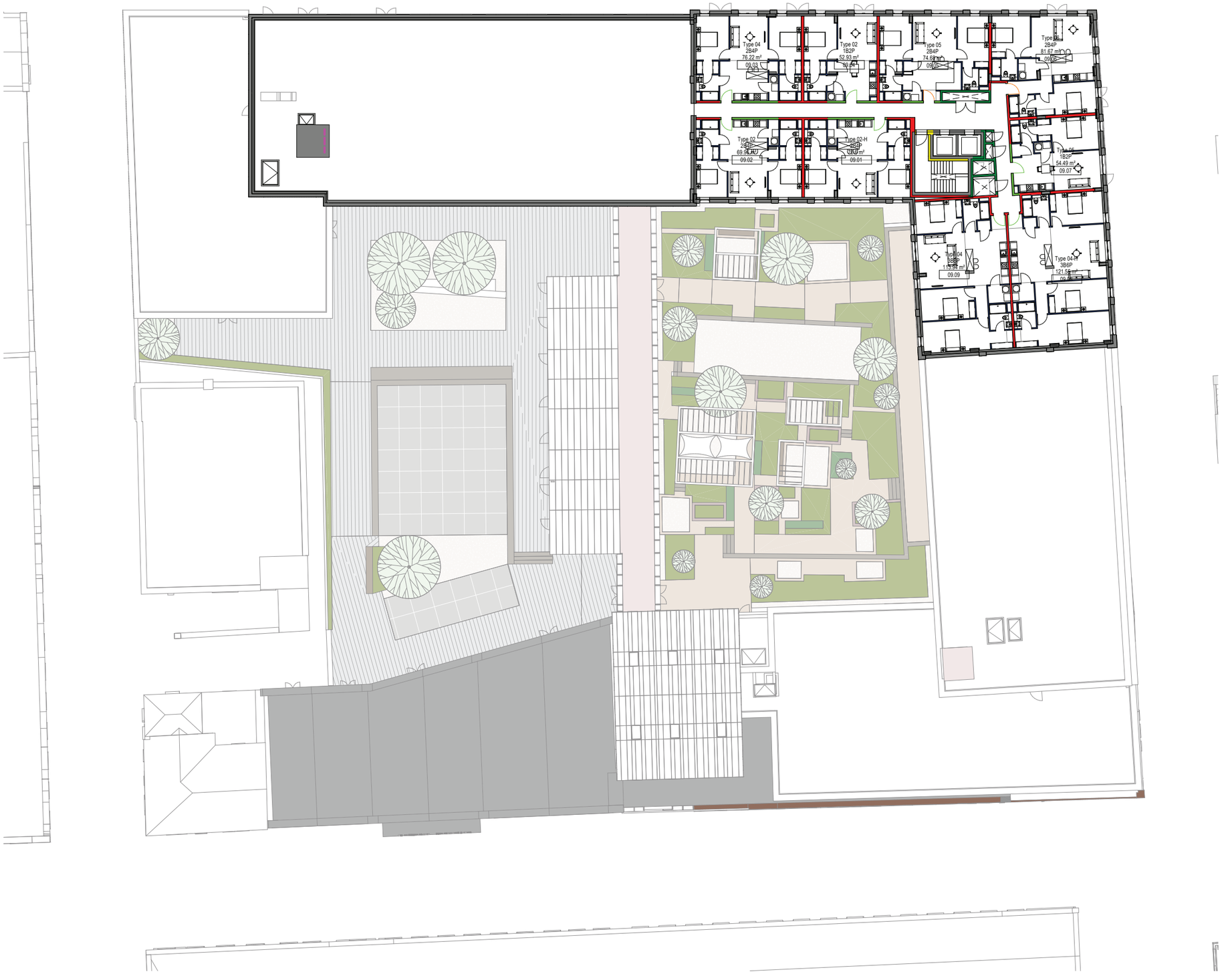
STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 08 - DR - AR - P18008



ACOUSTIC LEGEND

- $D_{nT,w}+C_{tr}$ 55 dB
- $D_{nT,w}+C_{tr}$ 50 dB
- $D_{nT,w}+C_{tr}$ 45 dB
- $D_{nT,w}$ 45 dB
- $D_{nT,w}$ 40 dB
- Risers:
  Elec Rw 42 dB
  Mech/Smoke vent Rw 47 dB
  Party wall Rw 45 dB
- Independent lining
- Rw 29 dB door
- Rw 35 dB door

ACOUSTIC PLAN LEVEL 09

SCALE: 1 : 200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

PROJECT

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SHEET IDENTIFICATION

TITLE

ACOUSTIC PLAN - LEVEL 09

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 200
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - 09 - DR - AR - P18009



Poland St Elevation
SCALE: 1 : 500



Radium St Elevation
SCALE: 1 : 500



Naval St Elevation
SCALE: 1 : 500



Jersey St Elevation
SCALE: 1 : 500

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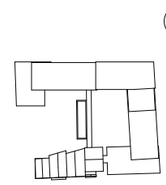
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



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SHEET IDENTIFICATION

TITLE

CONTEXT ELEVATIONS

STATUS

PLANNING PERMISSION

PROJECT NUMBER **058-210006**
SUITABILITY CODE **S4**
REVISION
SCALE @ A1: **1 : 500**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P20001

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SOUTH ELEVATION - JERSEY ST

SCALE 1:200



NORTH ELEVATION - NAVAL ST

SCALE 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

METAL FACADE



PROJECT

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SHEET IDENTIFICATION

TITLE

NORTH & SOUTH ELEVATIONS

STATUS

PLANNING PERMISSION

PROJECT NUMBER
058-210006

SUITABILITY CODE **S4**

REVISION

SCALE @ A1: **1 : 1000**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P21001



EAST ELEVATION - POLAND ST

SCALE 1:200



WEST ELEVATION - RADIUM

SCALE 1:200

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REV	DATE	DESCRIPTION	DRN	CHK

☐ METAL FACADE

KEY PLAN



PROJECT

Phoenix Ironworks

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ARCHITECT

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Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

WEST & EAST ELEVATIONS

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 1000
		DATE DRAWN:	16/06/2023
SUITABILITY CODE	S4	DRAWN BY:	JO
REVISION		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P21002



SECTION A-A

SCALE 1:200



SECTION B-B

SCALE 1:200

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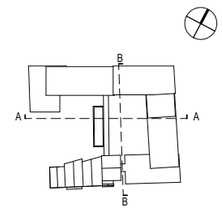
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

METAL FACADE



PROJECT

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SHEET IDENTIFICATION

TITLE

LARGE SCALE SECTIONS A-A AND B-B

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 1000
		DATE DRAWN:	16/06/2023
SUITABILITY CODE	S4	DRAWN BY:	JO
REVISION		CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P31001



SECTION C-C

SCALE 1:200



SECTION D-D

SCALE 1:200

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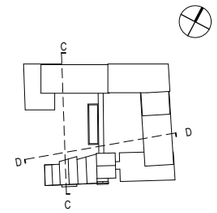
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN

METAL FACADE



PROJECT

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SHEET IDENTIFICATION

TITLE

LARGE SCALE SECTIONS C-C AND D-D

STATUS

PLANNING PERMISSION

PROJECT NUMBER	058-210006
SUITABILITY CODE	S4
REVISION	
SCALE @ A1:	1 : 1000
DATE DRAWN:	16/06/2023
DRAWN BY:	JO
CHECKED BY:	MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P31002



SECTION E-E

SCALE 1:200



SECTION F-F

SCALE 1:200

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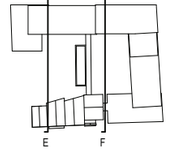
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

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SHEET IDENTIFICATION

TITLE

LARGE SCALE SECTION E-E AND F-F

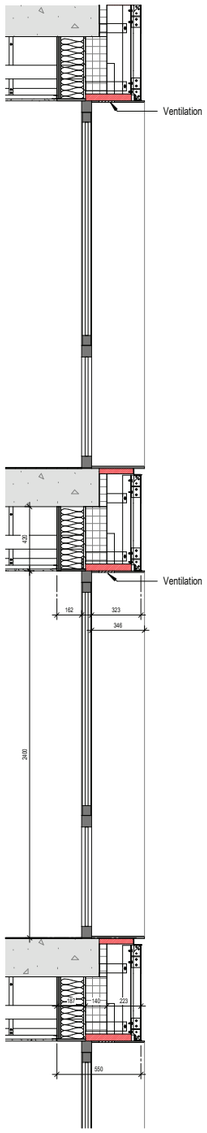
STATUS

PLANNING PERMISSION

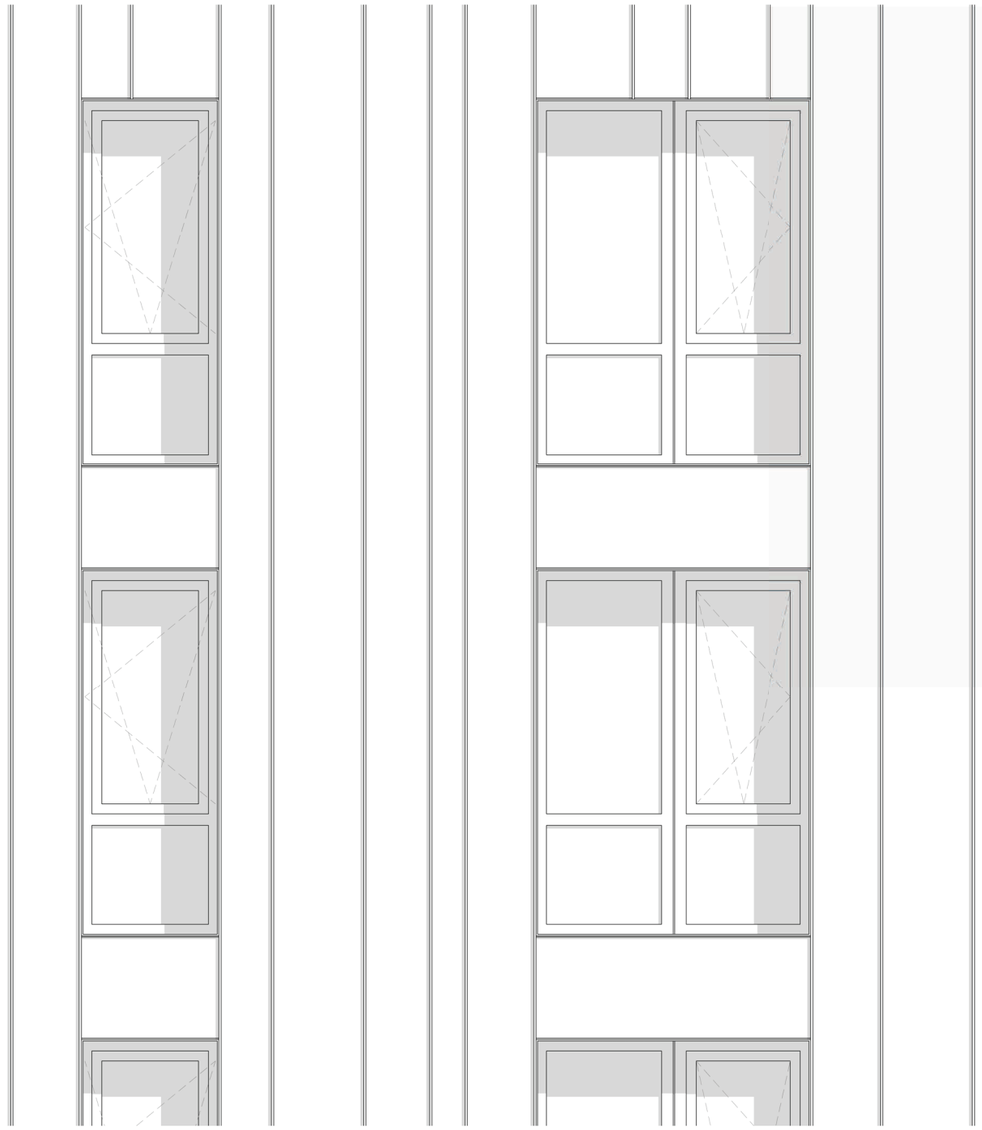
PROJECT NUMBER	**058-210006**
SUITABILITY CODE	**S4**
REVISION	
SCALE @ A1:	
DATE DRAWN:	**16/06/2023**
DRAWN BY:	**JO**
CHECKED BY:	**MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P31003

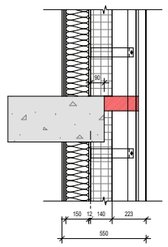


Section
SCALE: 1 : 20

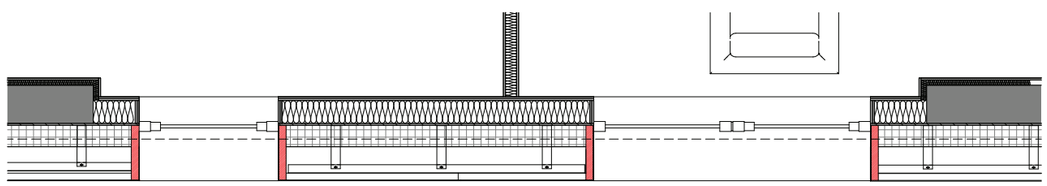


Bay Study 01 - Metal facade
SCALE: 1 : 20

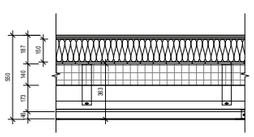




Ext. Wall Type C_ Section
SCALE: 1 : 20



Plan View
SCALE: 1 : 20



Ext. Wall Type C_Plan View
SCALE: 1 : 20

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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
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CLIENT

MLDC3 Ltd.
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ARCHITECT

CallisonRTKL Ltd.
Suite 12A
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Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE

Bay Study 01

STATUS

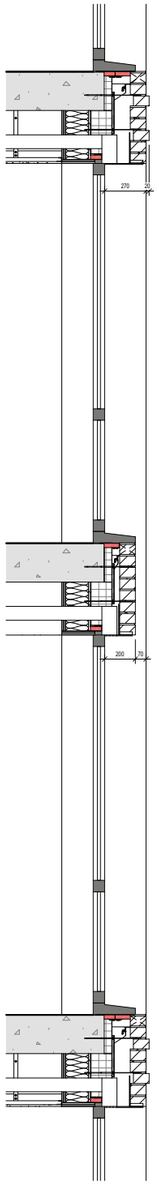
PLANNING PERMISSION

PROJECT NUMBER	058-210006	SCALE @ A1:	1 : 20
SUITABILITY CODE	S4	DATE DRAWN:	16/06/2023
REVISION		DRAWN BY:	JO
		CHECKED BY:	MP

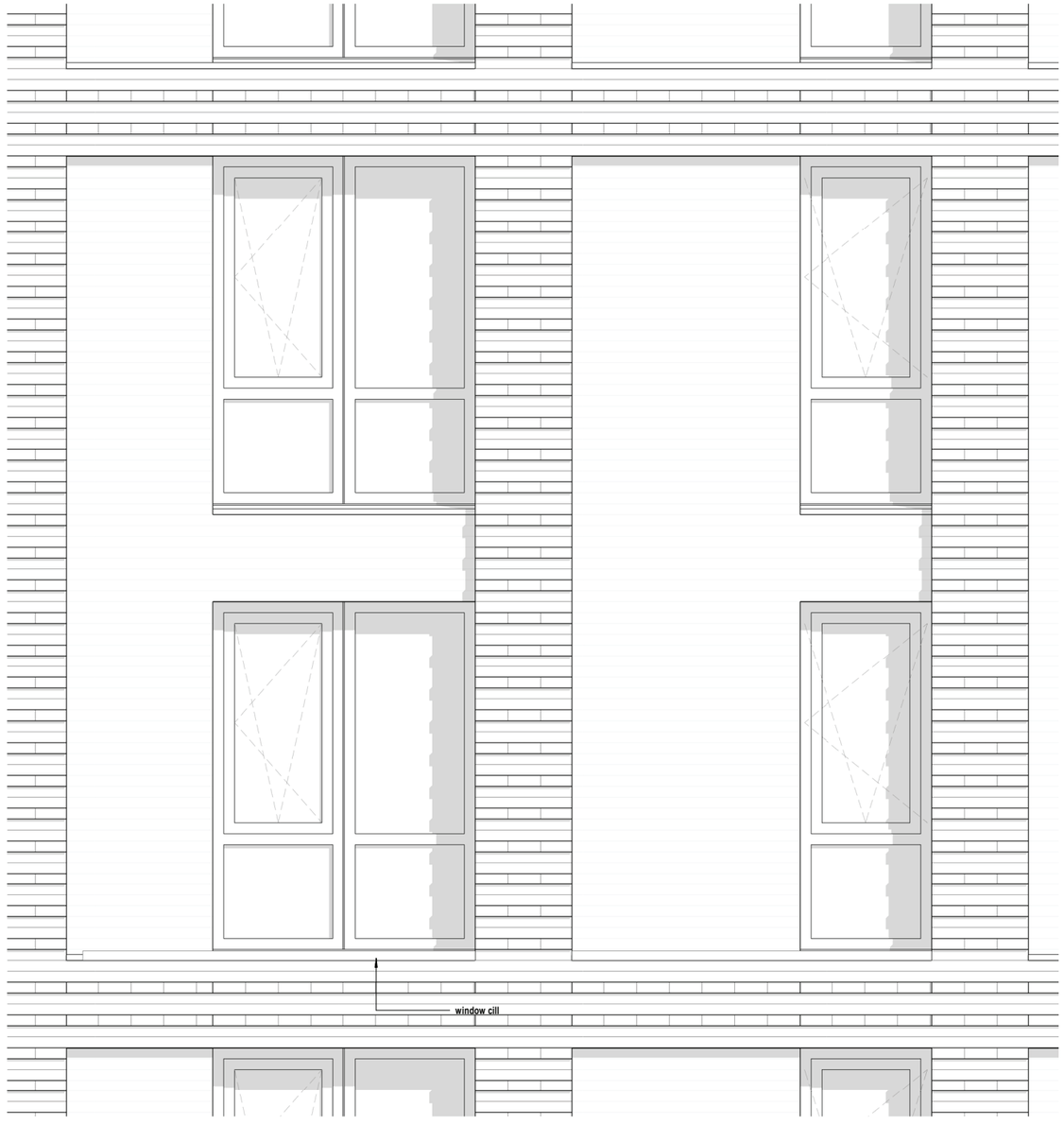
PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P22001

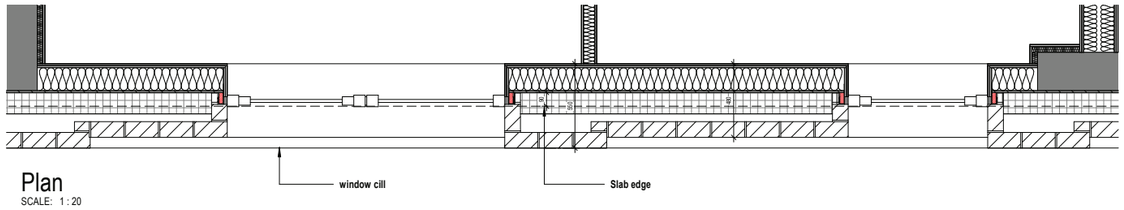
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Section
SCALE: 1 : 20



Bay Study 02- Corner blocks
SCALE: 1 : 20

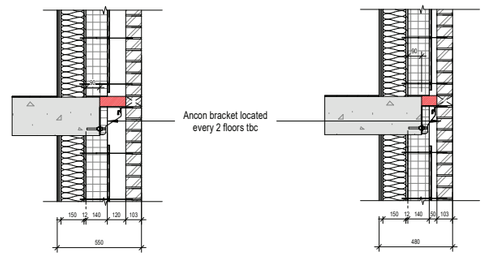


Plan
SCALE: 1 : 20



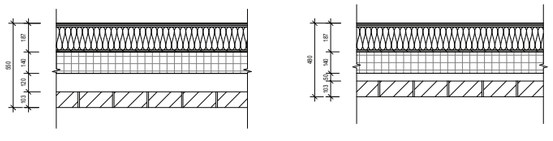


Ancon bracket located every 2 floors tbc



Ext. Wall Type A_Section
SCALE: 1 : 20

Ext. Wall Type B_ Section
SCALE: 1 : 20



Ext. Wall Type A_Plan View
SCALE: 1 : 20

Ext. Wall Type B_Plan View
SCALE: 1 : 20

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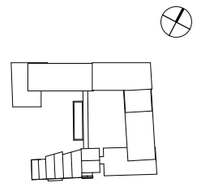
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REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancoats

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ARCHITECT

CallisonRTKL Ltd.
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SHEET IDENTIFICATION

TITLE

Bay Study 02

STATUS

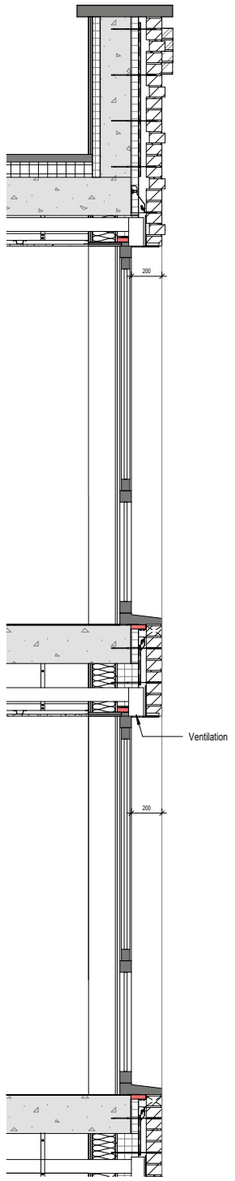
PLANNING PERMISSION

PROJECT NUMBER: **058-210006**
SCALE @ A1: **1 : 20**
DATE DRAWN: **16/06/2023**
SUITABILITY CODE: **S4**
DRAWN BY: **JO**
REVISION:
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P22002

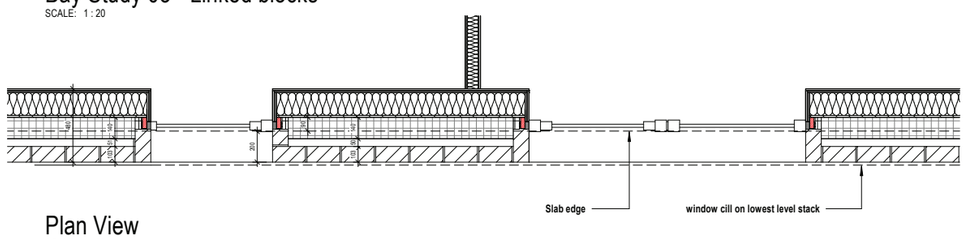
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Section
SCALE: 1 : 20

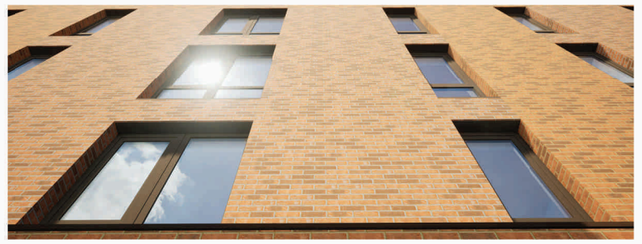


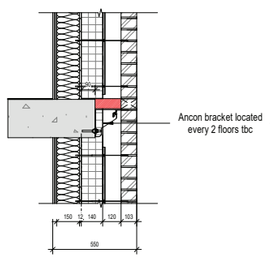
Bay Study 03 - Linked blocks
SCALE: 1 : 20



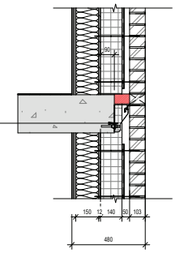
Plan View
SCALE: 1 : 20



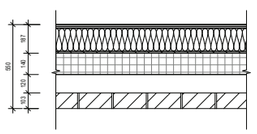




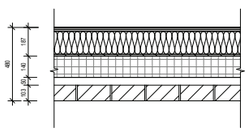
Ext. Wall Type A_Section
SCALE: 1 : 20



Ext. Wall Type B_ Section
SCALE: 1 : 20



Ext. Wall Type A_Plan View
SCALE: 1 : 20



Ext. Wall Type B_Plan View
SCALE: 1 : 20

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SHEET IDENTIFICATION

TITLE:

Bay Study 03

STATUS

PLANNING PERMISSION

PROJECT NUMBER **058-210006**
SUITABILITY CODE **S4**
REVISION
SCALE @ A1: **1 : 20**
DATE DRAWN: **16/06/2023**
DRAWN BY: **JO**
CHECKED BY: **MP**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER

PIW - CRL - ZZ - ZZ - DR - AR - P22003

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A

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