

RYLANDS BUILDING MANCHESTER

Non Material Amendment Application

April 2023

AMA ARCADIS Jeffrey Bell Architects WoolgarHunter engineers MAX FORDHAM

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1.0
INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT
1.2 PROJECT STATUS

1.1 PURPOSE OF THE DOCUMENT

The purpose of this document is to provide supporting information to the None Material Amendment Application for Rylands Buildings, Manchester.

The following parties have contributed information contained within this document:

• AM alpha	Client and Applicant
• Arcadis LLP	Project Manager
• Jeffrey Bell Architects	Architect
• Deloitte LLP	Planning Consultant
• OBI Property	Office Market Advisers
• Baker Proudlove Advisers	Retail Property
• Stephen Levrant Heritage Architecture Ltd	Heritage Consultant
• Russell WBHO	Main Contractor
• Woolgar Hunter	Structural Engineer
• Max Fordham	MEP Engineer
• Arcadis LLP	Cost Consultant
• Jensen Hughes	Fire Consultant

Planning Permission and Listed Building Consent was granted for the proposed redevelopment of the Rylands Building in January 2021.

Since consent was granted, the design team has continued to develop the scheme with the intent of moving the project towards completion. Through design development several areas of the building have been refined; improving the efficiency, buildability and reducing the overall impact on the existing historic fabric and structure.

It is acknowledged by both the client and design teams that these amendments create an improved proposition which protects and enhances the Listed Building for future generations.

This document sets out the principles of these amendments.

1.2 PROJECT STATUS

- Planning Permission and Listed Building Consent granted 2021
- RIBA Stage 3 completed February 2022
- Soft Strip Out works commenced second quarter 2021
- RIBA Stage 3 Revised completed December 2022
- Main Contractor appointed under PCSA November 2022
- Commencement of main works anticipated mid 2023

2.0
DESIGN DEVELOPMENT

2.1 DESIGN DEVELOPMENT SUMMARY
2.2 LOWER LEVELS
2.3 ATRIUM
2.4 EXTENSION MASSING
2.5 EXTENSION FAÇADE
2.6 CORE 2
2.7 WINTER GARDENS
2.8 ATRIUM ROOF
2.9 SAWTOOTH ROOF

2.1 DESIGN DEVELOPMENT SUMMARY

LOWER LEVELS

CYCLE, WELLBEING & RETAIL
The cycle, changing, and wellbeing facilities have been relocated from sub-basement to basement; with ground floor retail and cycle entrances along Bridgewater Place being replanned.

Facilities management has been relocated from sub-basement to basement.

SUBSTATION
The proposed substation has been relocated along Bridgewater Place and reduced in size.

RETAIL AND LEISURE
Leisure Unit 01 entrance lobby has been relocated to Market Street from Bridgewater Place.

ANCILLARY RETAIL
Ancillary retail space has been created within sub-basement.

OFFICE ENTRANCES
Provision for a private office entrance is provided to Stair 3, this is accessed from Tib Street.

Provision for a private office foyer adjacent the main office foyer has been provided. This consists of allowance for 2no. lift shafts to become private lifts, and the feature stair between ground and first floor to be 'demountable'.

FOUNDATION LEVELS
New foundations at sub-basement have been raised.

ATRIUM

The atrium opening has been reduced in width by circa 2 meters.

EXTENSION MASSING

The extension massing has been amended to accommodate updates to the atrium geometry and a change to the structural floor strategy. The seventh-floor eastern façade line is also updated. Lift overruns have been updated. Plant screen heights at level 11 have not changed.

EXTENSION FAÇADE

The new build extension façade system has been rationalised.

WC PROVISION

The quantity of WCs to office areas has been reviewed and updated accordingly based on the revised office floor areas.

WINTER GARDENS

The extents of winter gardens to the 6th floor have been reduced.

CORE 02

The general arrangement of core 2 has been updated. Additionally, a service lift is included within this core with access to all levels improving service-ability to the entire building.

ATRIUM ROOF

The form of the atrium roof has been simplified to provide a simple pitch.

SAWTOOTH ROOF

The sawtooth roof to the new build extension has been refined.

2.2 LOWER LEVELS

LOWER LEVELS

CYCLE, WELLBEING & RETAIL
The cycle, changing, and wellbeing facilities have been relocated from subbasement to basement, and ground floor retail and cycle entrances along Bridgewater Place replanned. Facilities management has been relocated from sub-basement to basement. These amendments reduce and rationalise the extents of structural intervention. They also improve the connection between cycle facilities and the primary office core.

SUBSTATION
The proposed substation has been relocated adjacent the loading bay to Bridgewater Place to aid construction sequencing. The size is also decreased.

RETAIL AND LEISURE
Leisure Unit 01 entrance lobby has been relocated to Market Street from Bridgewater Place to improve basement leisure access. The general arrangement of this entrance respects the existing structural frame minimizing alteration and intervention. Along with the update to the cycle entrance along Bridgewater Place, this provides additional retail at ground floor with improved frontage addressing Bridgewater Place. Retail unit 06 to ground floor has been enlarged, and unit 10 is created. The relocation provides additional activity to this frontage and improves commercial viability of the leisure unit. The relocation does not affect any items of heritage significance.

ANCILLARY RETAIL
Afforded by the relocating of the cycle facilities to basement, ancillary retail space has been created within sub-basement. This is predominantly served from the loading bay to Bridgewater Place.

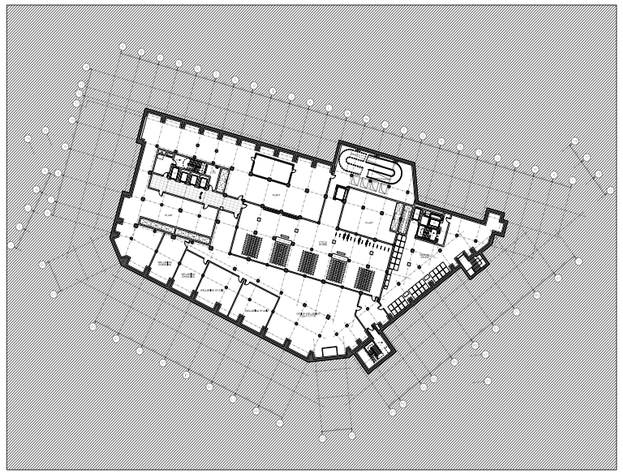
OFFICE ENTRANCES
Provision for a private office entrance is provided to Stair 3, this is accessed from Tib Street. This is intended to serve the historic seventh floor if office lettings demand this.

FOUNDATION LEVELS
New foundations have been raised to reduce the impact on adjacent existing building fabric.

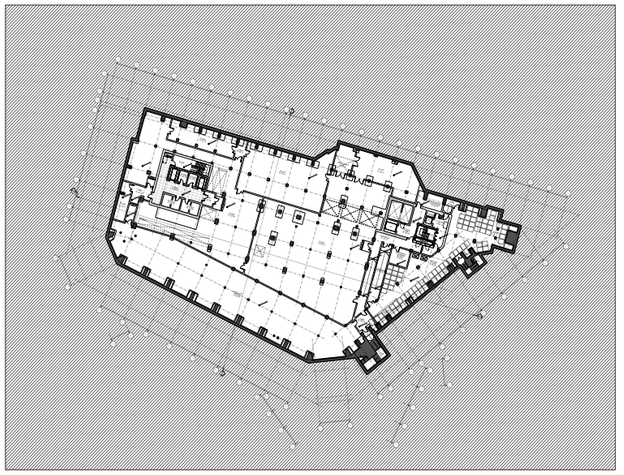
Stephen Levrant Heritage Architecture note that:

'By proposing to move the cycle and wellbeing facilities from sub-basement to basement, and the replanning of the cycle entrance and ground floor retail along Bridgewater Place, this part of the building, which currently turns its back onto Bridgewater Place, will be greatly improved by the addition of new, active street frontages and an improved pedestrian environment for building users and the general public. These changes, including moving and redesigning the cycle access, reduces the level of harm/loss of historic building fabric to this area of the building, which will result in less demolition and structural intervention.'
Barker Proudlove note that:

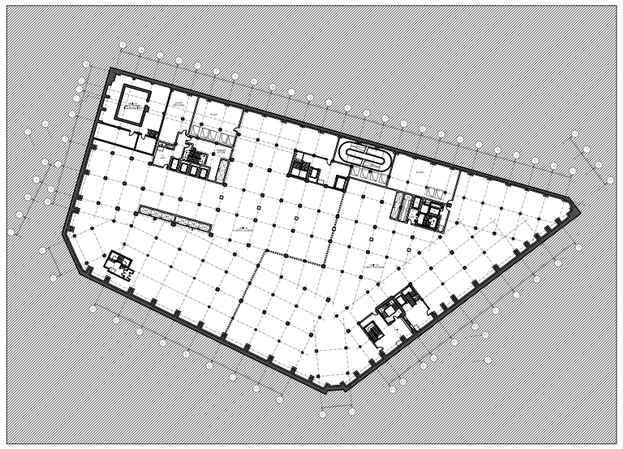
'Barker Proudlove are confident the proposed changes will improve tenant perceptions of the basement space. An entrance from Market Street is desirable to most operators when set against alternatives on Tib Street and High Street, on account of the higher footfall this pitch provides. The revised and reduced leisure unit configuration also enhances marketability by bringing the layout more in line with active requirements for this type of space.'



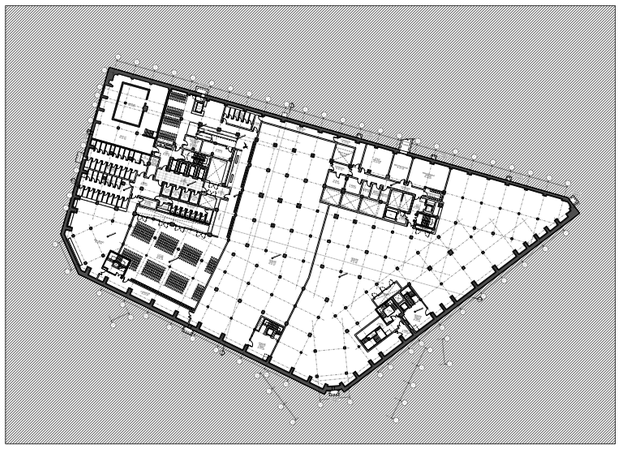
CONSENTED B2



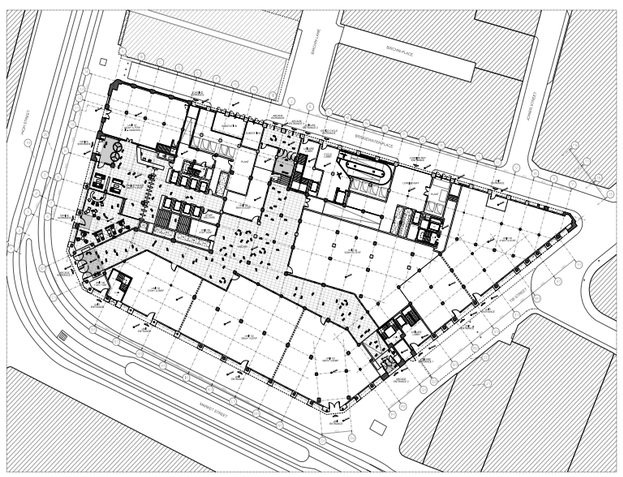
PROPOSED B2



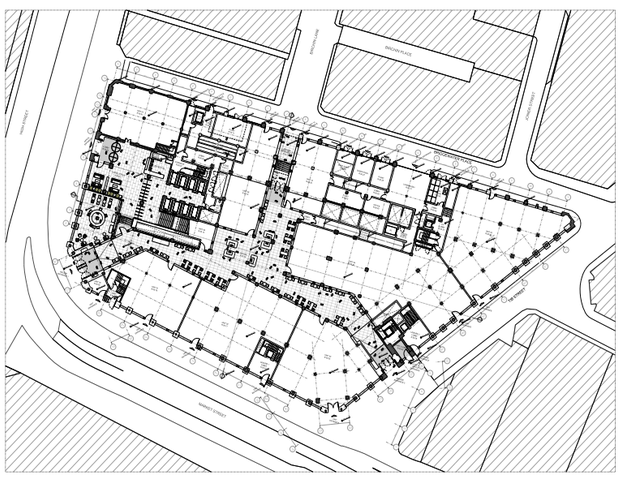
CONSENTED B1



PROPOSED B1



CONSENTED GF



PROPOSED GF

2.3 ATRIUM

The proposed atrium opening within the existing building has been reduced in width by circa 2 meters. Relocating the northern atrium 'cut' further south and aligning with the existing structural grid, provides a number of benefits. Along with increasing NIA, this change greatly simplifies the structural strategy and removes the requirement for a new structural line to support the atrium edge. By working with the existing building structure, works to the existing building are lessened. The reduction in atrium width has negligible perceivable effect on daylight provided within the building.

Stephen Levrant Heritage Architecture note that:

'The current proposals to reduce the size of the central atrium within the listed existing building to allow for increased lettable office space, and the creation of additional floor space between the first and ninth floors inclusive with external roof terrace at tenth floor level, will result in a reduction in size of the consented openings through each original concrete floor slab, allowing for additional historic floor slab to be retained and thus also reducing the amount of structural intervention needed in these areas, which together will both be beneficial in terms of heritage impact.

OBI Property note that:

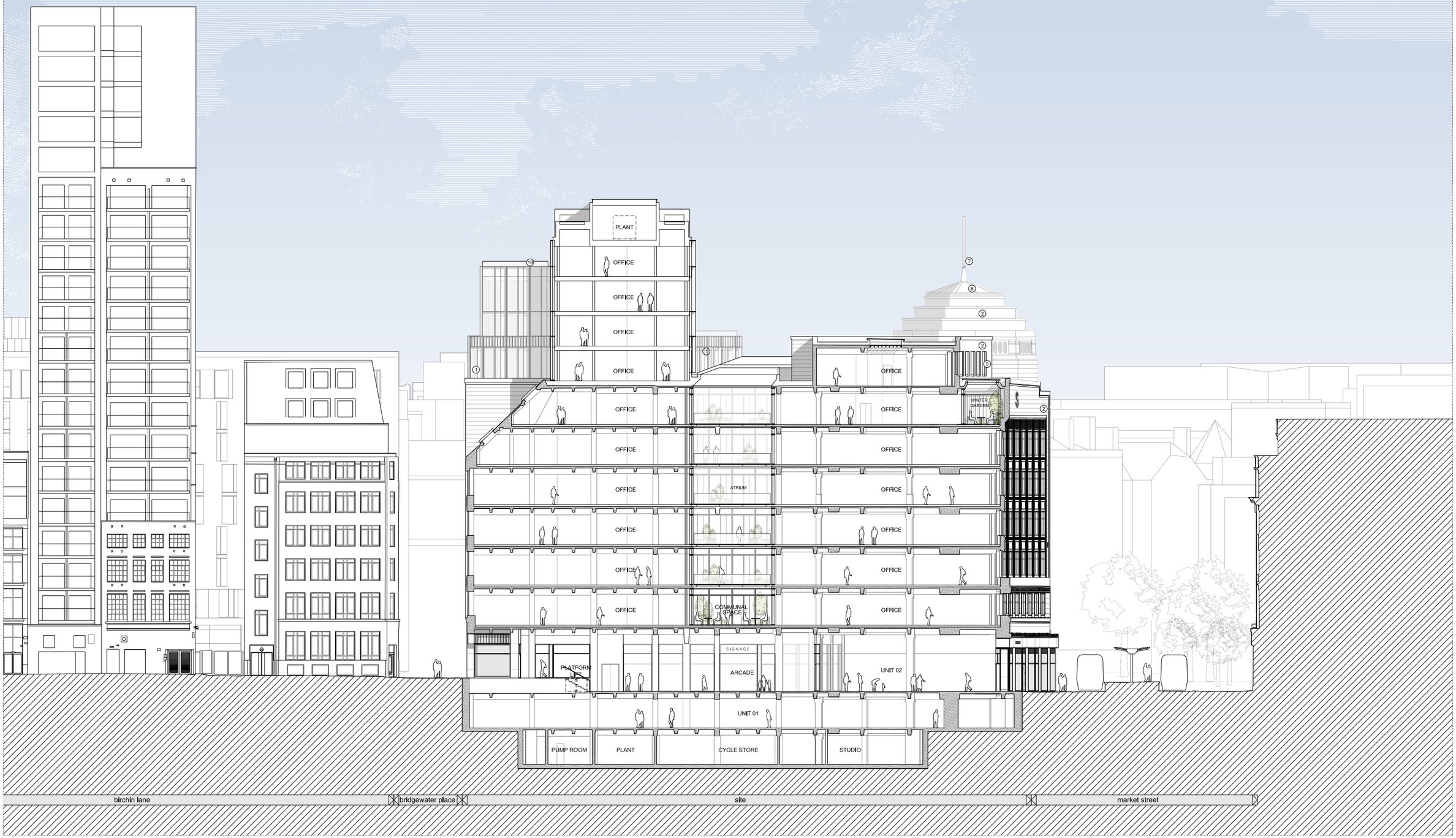
'Demand for commercial workspace in Manchester city centre remains strong when compared with other regional cities. Take up during Q1-Q3 2022 equated to approximately 775,866 sq ft with 330,000 sq ft being record in Q3 respectively. This is approximately 13% higher than the same period during 2021 on a sq ft basis, with a 26% increase in the number of transactions. We expect a number of larger transactions to fall into Q4 2022 with the expectation we will achieve 1.1 million sq ft, which is just below the 5 year average; 1.2 million sq ft. When delivered, Rylands Building will be well placed to capitalise on this demand, with the sustainability credentials of the asset and the reuse of an existing building being particularly attractive to occupiers. We do not see the small reduction in the size of the atrium having a negative impact on the quality of the workspace being offered or the marketability of the space to prospective occupiers.'

CONSENTED PLAN 04

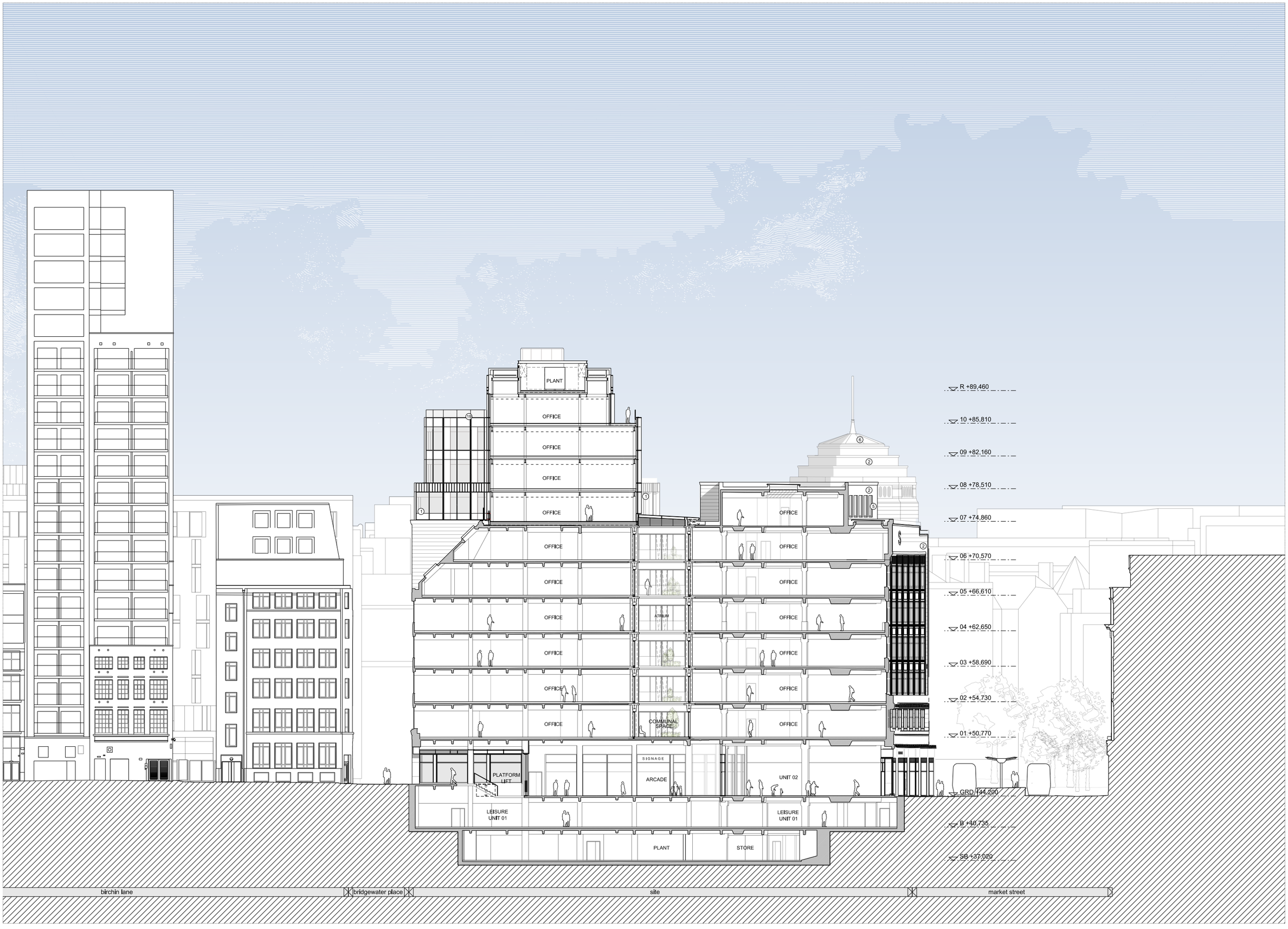


PROPOSED PLAN 04

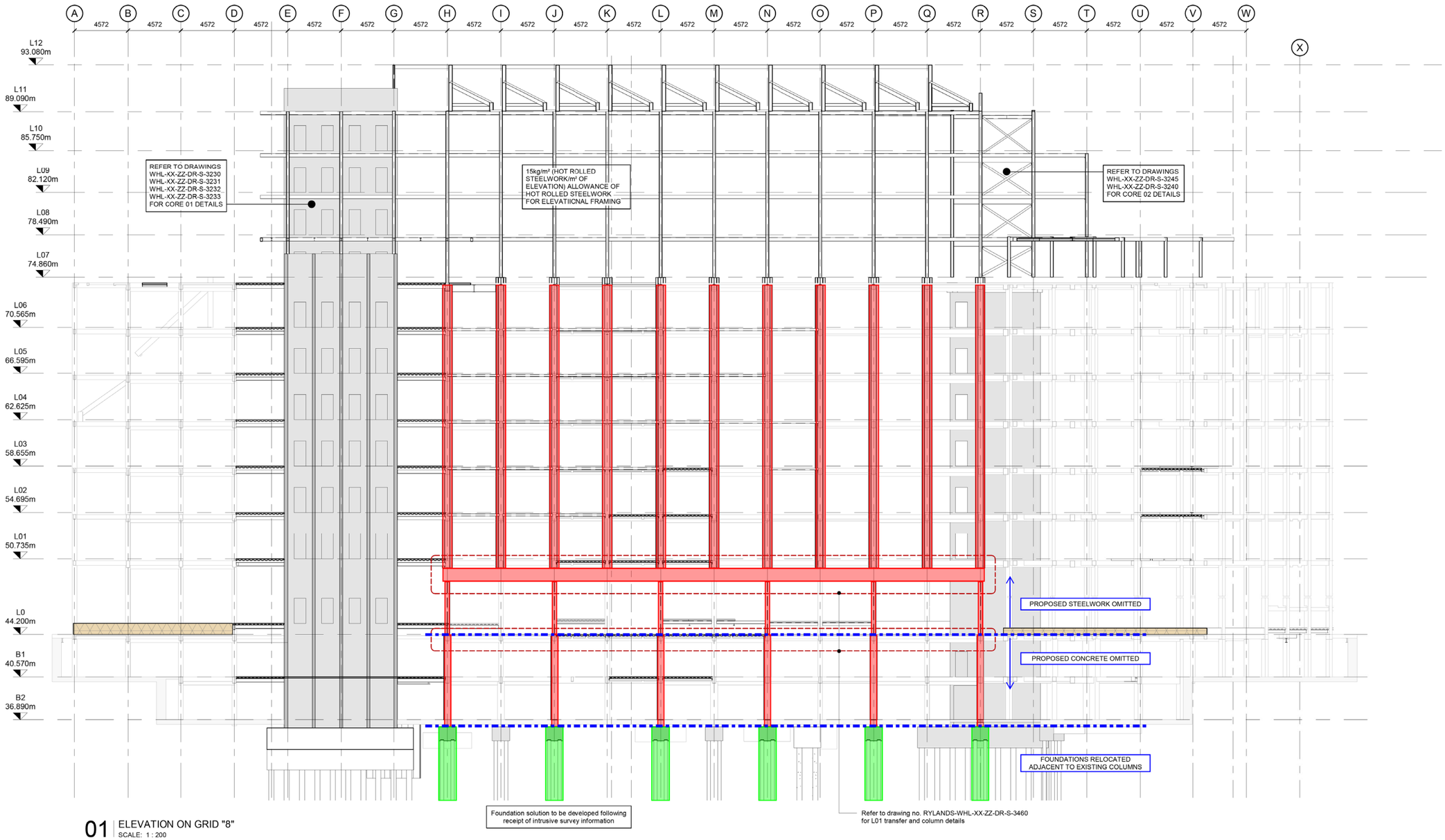
RYLANDS BUILDING, MANCHESTER I NMA APPLICATION



CONSENTED SECTION 03



PROPOSED SECTION 03



01 | ELEVATION ON GRID "8"
SCALE: 1 : 200

STRUCTURE TO BE OMITTED

STRUCTURE TO BE RELOCATED

STRUCTURAL DIAGRAM

2.4 EXTENSION MASSING

ATRIUM ALIGNMENT
The seventh, eighth, and ninth floorplates have extended to the southern elevation to correlate with the revised atrium and structural arrangement below. A south facing terrace has been created to the tenth floor. The above resulting in an increase in office floor area.

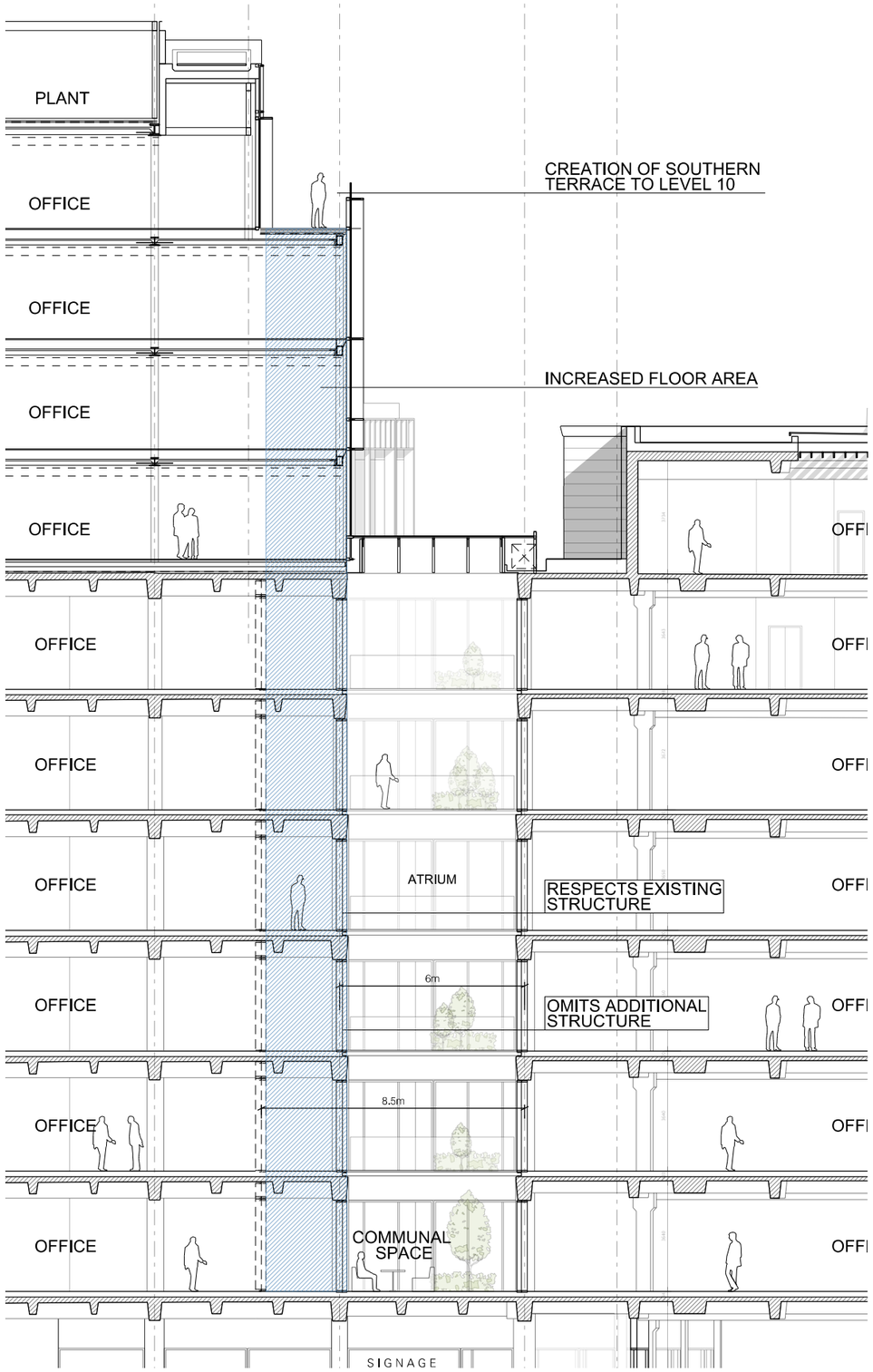
LEVEL 07
The seventh-floor footprint has also been marginally extended to the eastern end toward Tib Street. This marginal increase in building form provides additional office space and an improved relationship between the new build extension and existing building.

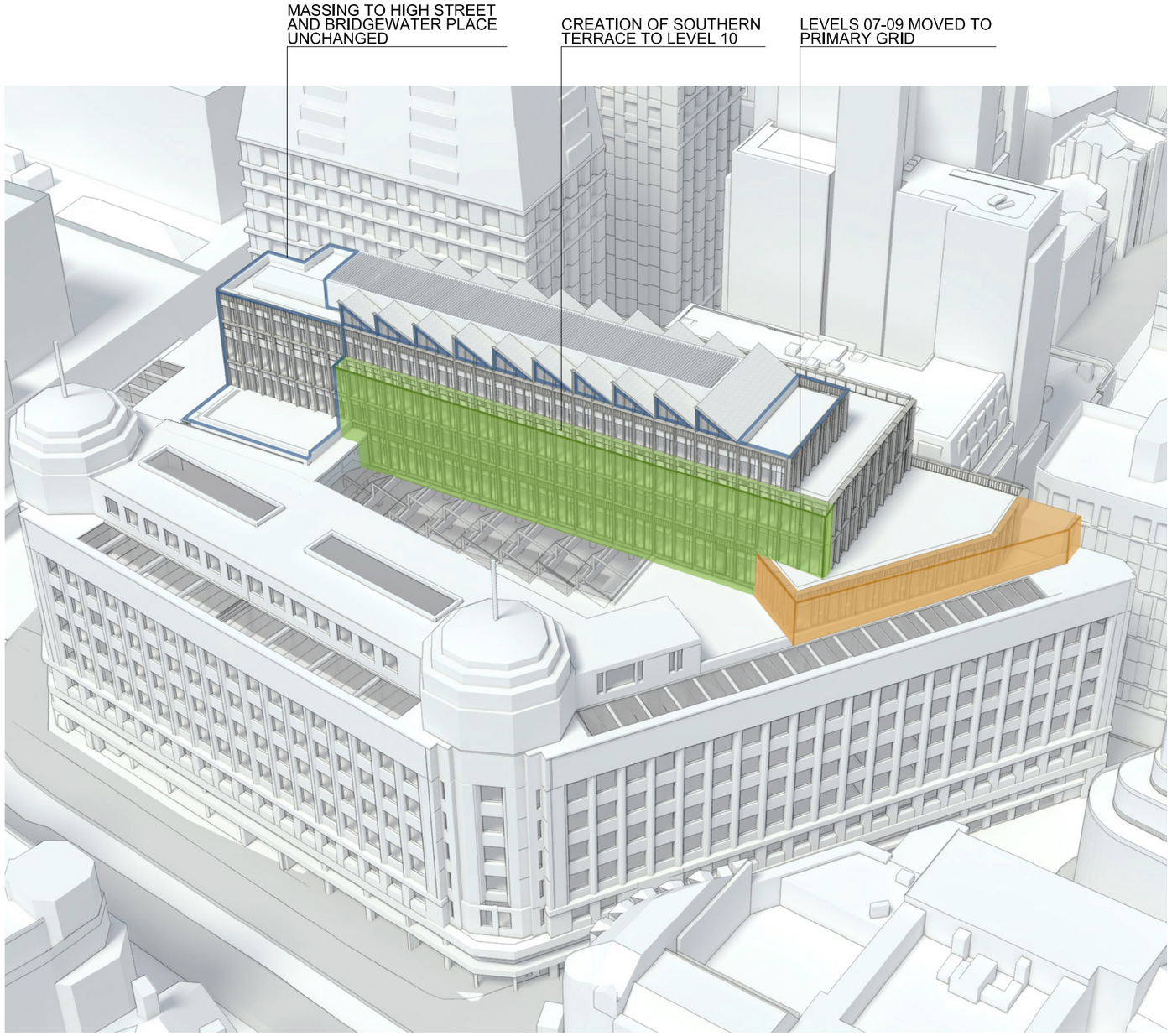
FLOOR CONSTRUCTION
In order to improve buildability, the new build extension floor construction has been changed to composite deck from slim floor. Across the extension, modulation of the floor-to-floor heights and façade is required to accommodate this change. This results in a slight uplift in external terrace, and roof 'eaves' height from the consented scheme. The overall height of the consented proposals remains unchanged.

SUMMARY
The above amendments slightly amend the form of the extension. The overall height of the proposed extension remains unchanged from the consented, the level 11 plant screen heights remain the same. The massing of the north and west elevations modified only slightly. Lift over runs are modified slightly. The revised proposals are therefore either not perceivable, or have little to no impact on views looking toward the Rylands buildings. The revised proposals have no perceivable negative impact on lighting levels to adjacent neighbours. Refer to supporting surveyor information.

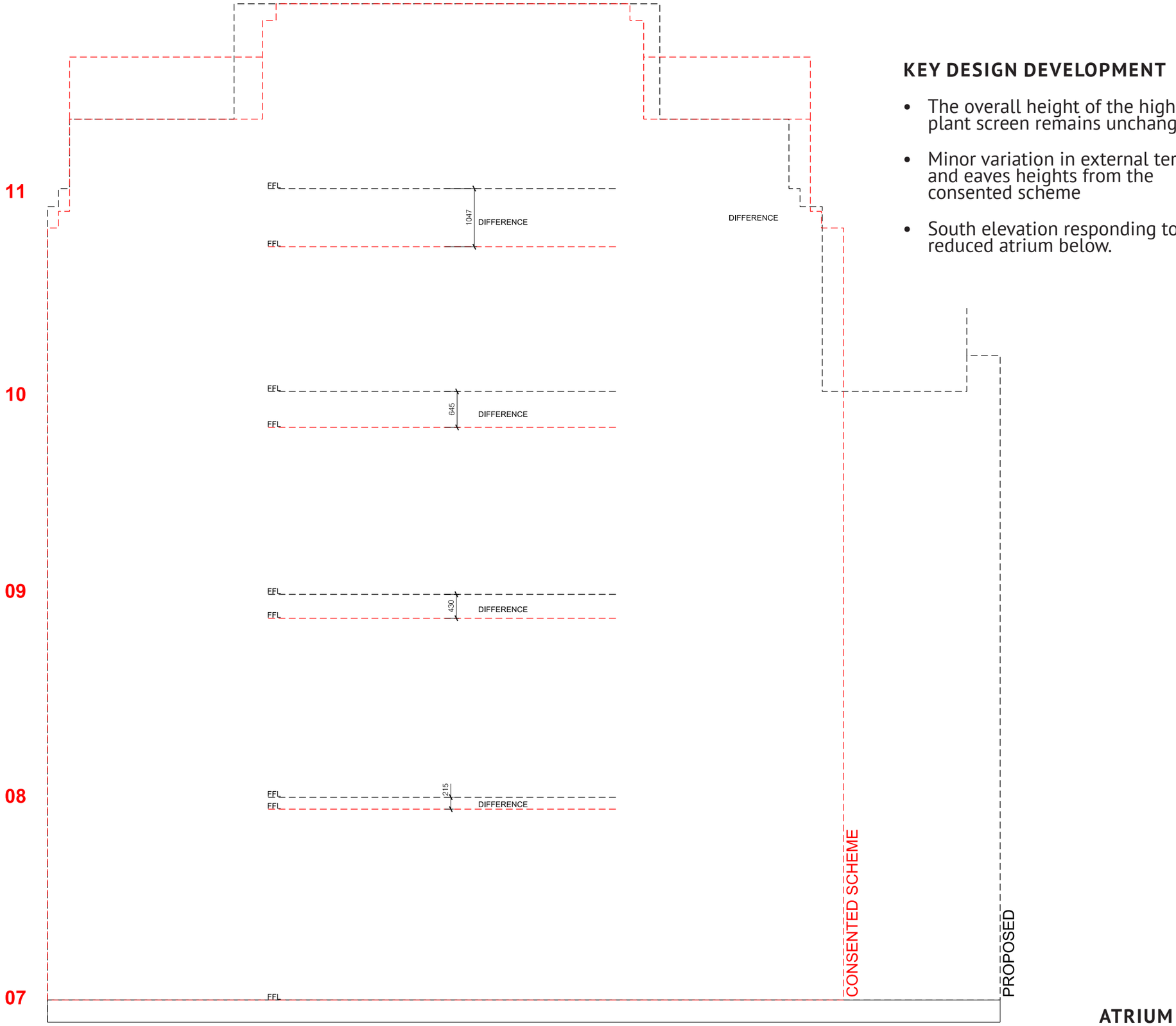
Stephen Levrant Heritage Architecture note that:

'The current proposals to reduce the size of the central atrium within the listed existing building to allow for increased lettable office space, and the creation of additional floor space between the first and ninth floors inclusive with external roof terrace at tenth floor level, will result in a reduction in size of the consented openings through each original concrete floor slab, allowing for additional historic floor slab to be retained and thus also reducing the amount of structural intervention needed in these areas, which together will both be beneficial in terms of heritage impact. The increase of the proposed extension at level 7 will be achieved by slightly pushing the consented extension eastwards to meet with the Tib Street elevation. As seen from the updated CGI views, this minor alteration results in no perceivable visual change to the consented scheme, and will cause no additional harm.'





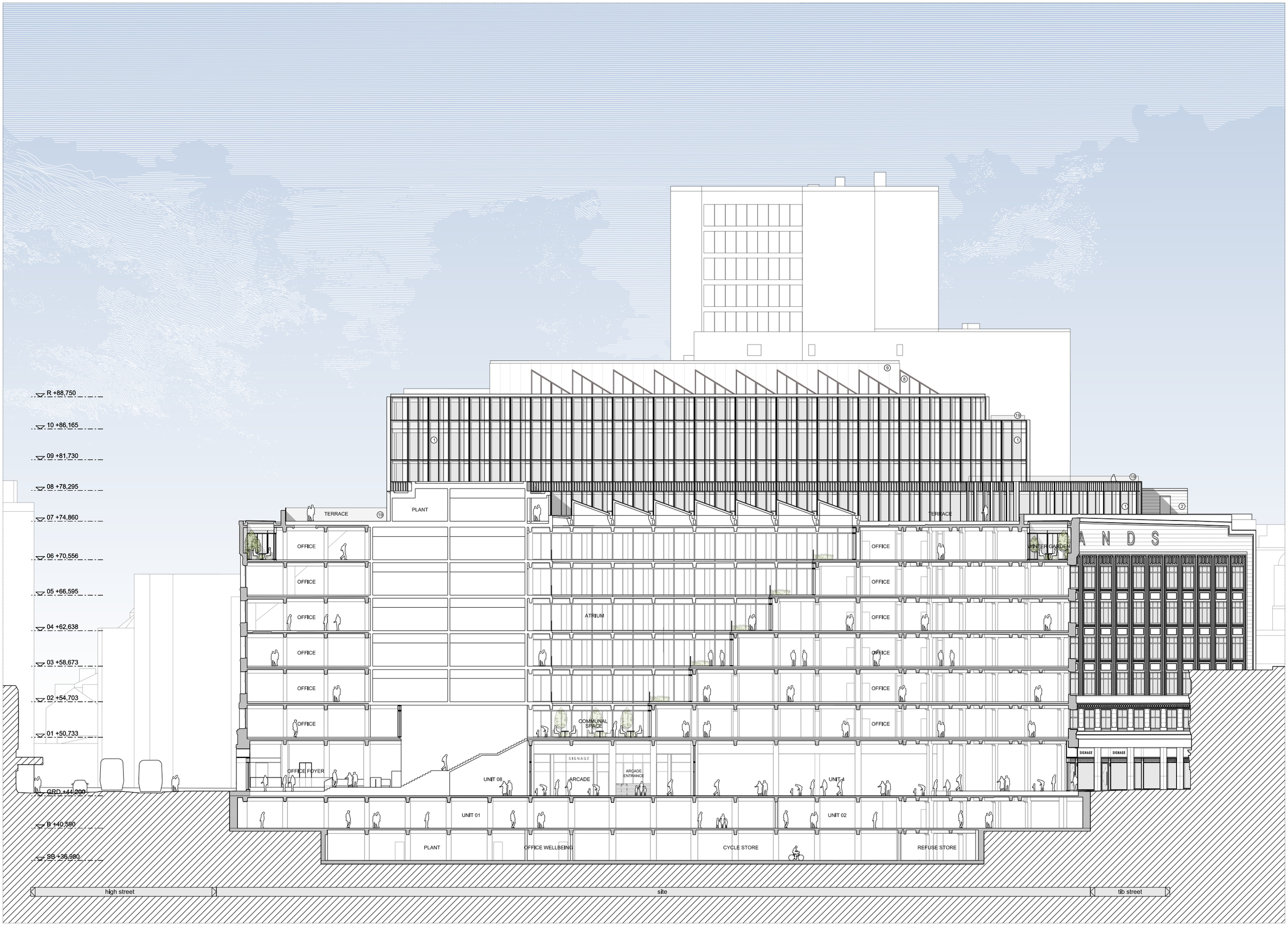
PROPOSED SECTION AND MASSING STUDY



KEY DESIGN DEVELOPMENT

- The overall height of the highest plant screen remains unchanged
- Minor variation in external terrace and eaves heights from the consented scheme
- South elevation responding to reduced atrium below.

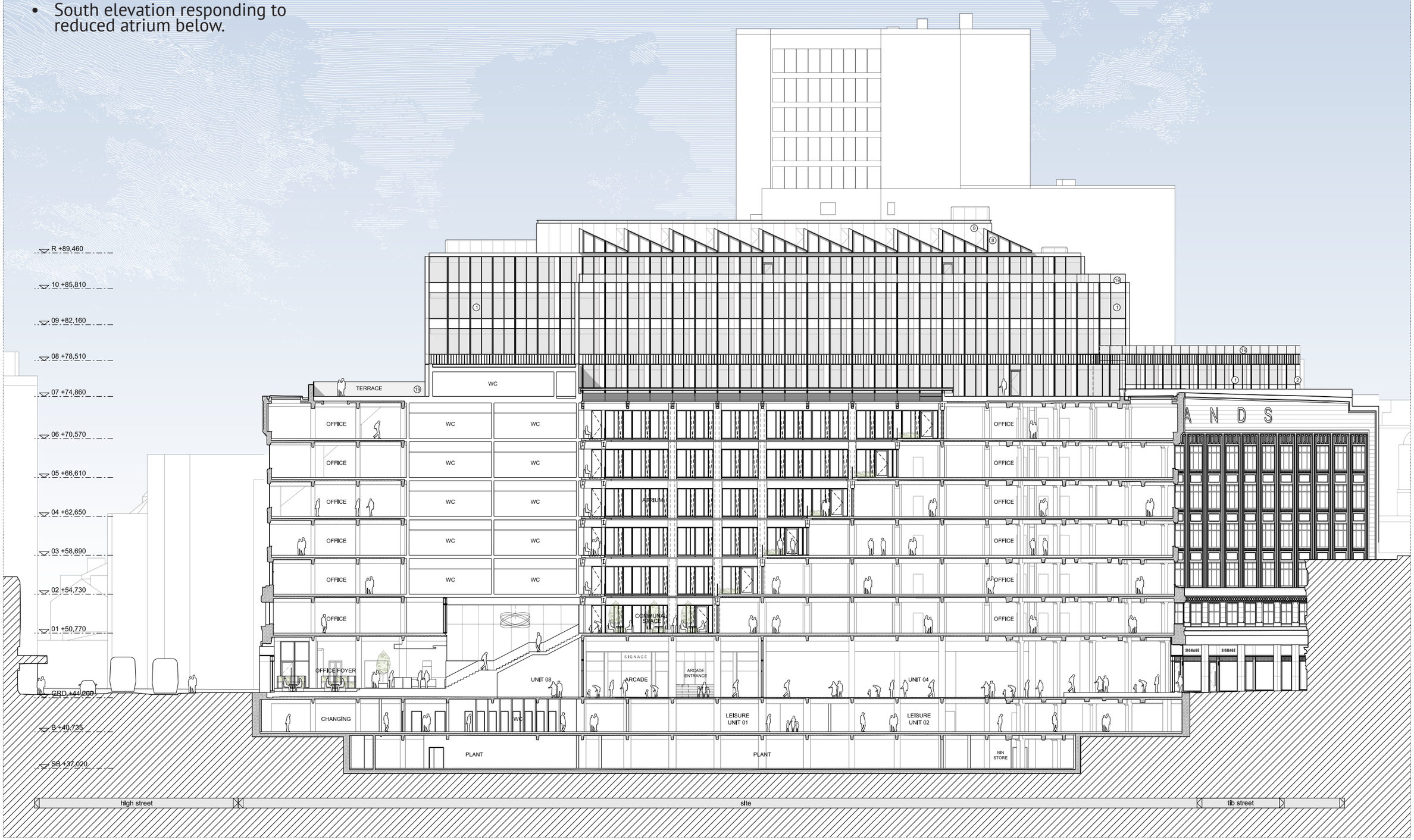
SECTIONAL STUDY - PLANNING & PROPOSED OVER LAY



CONSENTED SECTION 01

KEY DESIGN DEVELOPMENT

- The overall height of the highest plant screen remains unchanged
- Minor variation in external terrace and eaves heights from the consented scheme
- South elevation responding to reduced atrium below.



PROPOSED SECTION 01

R +88.750
10 +86.165
09 +81.730
08 +78.295
07 +74.860
06 +70.556
05 +66.595
04 +62.638
03 +58.673
02 +54.703
01 +50.733
GRD +44.200
B +40.590
SB +36.980

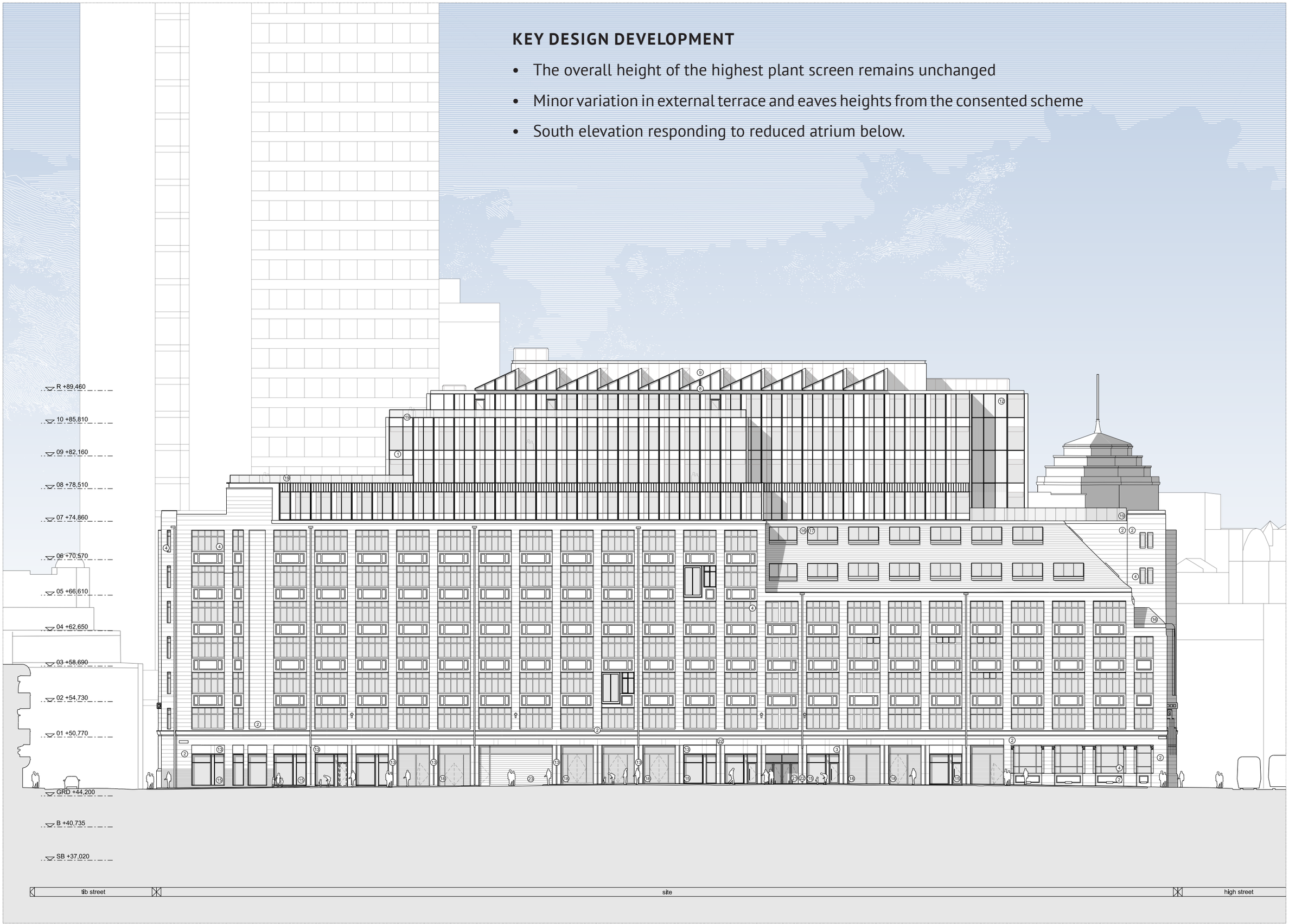
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

tib street
site
high street

CONSENTED NORTH ELEVATION C

KEY DESIGN DEVELOPMENT

- The overall height of the highest plant screen remains unchanged
- Minor variation in external terrace and eaves heights from the consented scheme
- South elevation responding to reduced atrium below.



PROPOSED NORTH ELEVATION C



CONSENTED

*The consented CGI is verified



PROPOSED

*The proposed CGI is not verified

Proposed Silhouette

VIEW 01 - MARKET STREET



CONSENTED

*The consented CGI is verified



PROPOSED

*The proposed CGI is not verified

Proposed Silhouette

VIEW 04 - HIGH STREET



CONSENTED

*The consented CGI is verified



PROPOSED

*The proposed CGI is not verified

Proposed Silhouette

VIEW 05 - WEST ALONG PICCADILLY



CONSENTED

*The consented CGI is verified



PROPOSED

*The proposed CGI is not verified

Proposed Silhouette

VIEW 06 - PICCADILLY GARDENS



CONSENTED

*The consented CGI is verified

Proposed Silhouette



PROPOSED

*The proposed CGI is not verified

VIEW 07 - BACK PICCADILLY

2.5 EXTENSION FAÇADE

The façade of the new build extension is proposed to be constructed in a unitized curtain wall system, which consists of a series of modules.
The revised proposals rationalise, refine, and simplify the design of the modules. The benefits of this include economies in construction cost and buildability. It also improves building performance by increasing the thermal performance of the façade.

Stephen Levrant Heritage Architecture note that:

'The minor proposals to simplify the design of the modules that will form the curtain walling system to the extension façade will be imperceivable compared to the consented design, and will cause no visual change to the consented CGI views.'



CONSENTED

*The consented CGI is verified

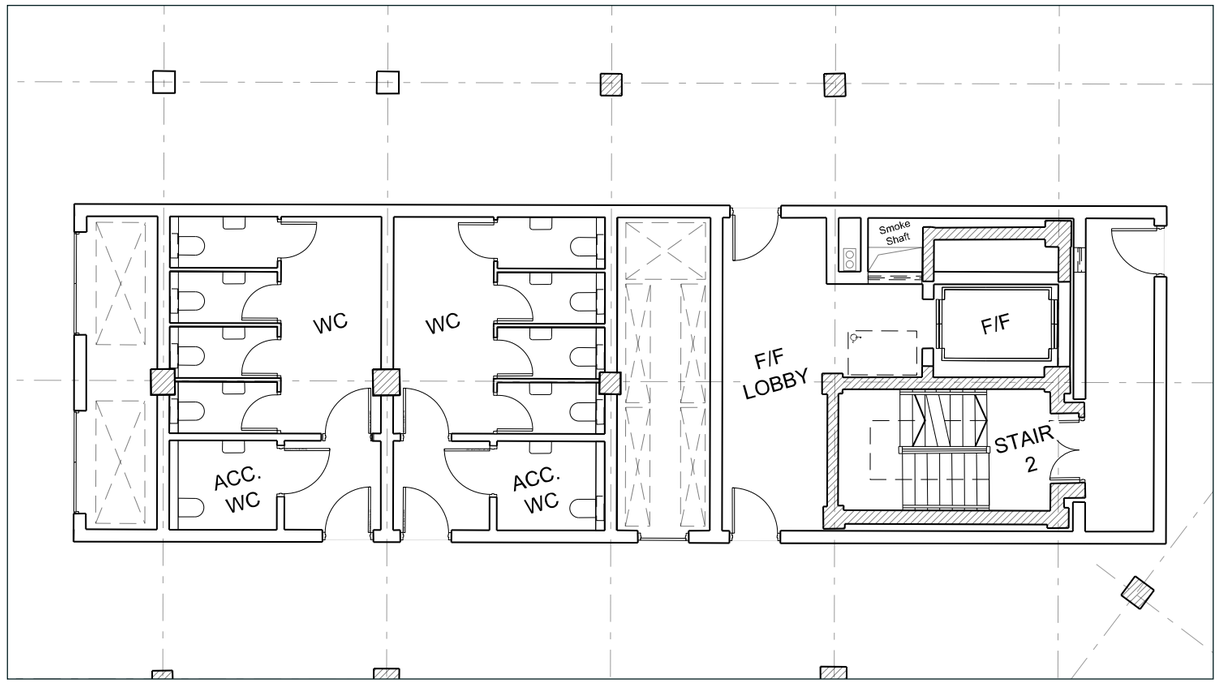


PROPOSED

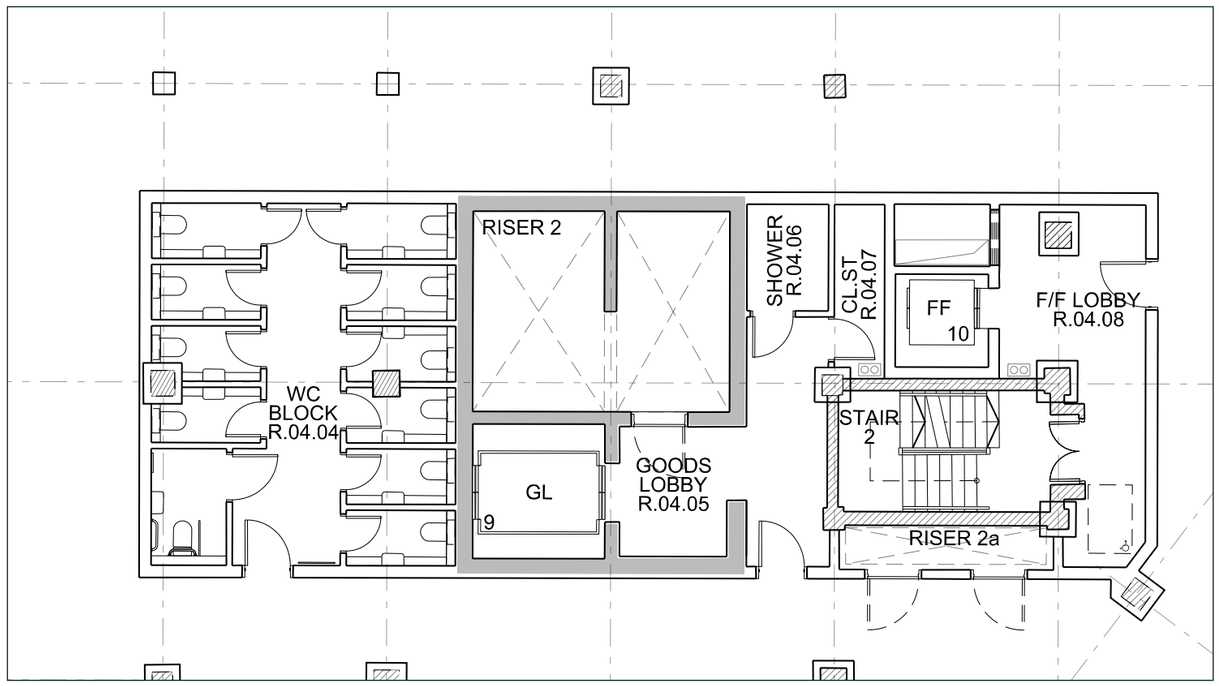
*The proposed CGI is not verified

2.6 CORE 2

The general arrangement of core 2 has been revised. The primary driver being a simplification of the structural arrangement to improve buildability. Additionally, a proposed goods lift has been relocated within core 2, and the lift run extended to travel between sub-basement and roof top plant (level 11) in order to enhance the building service strategy. Whilst the revised construction increases quantum of removal of existing floorplate, it does allow for reducing of works to the original retained staircase.



CONSENTED



PROPOSED

2.7 WINTER GARDENS

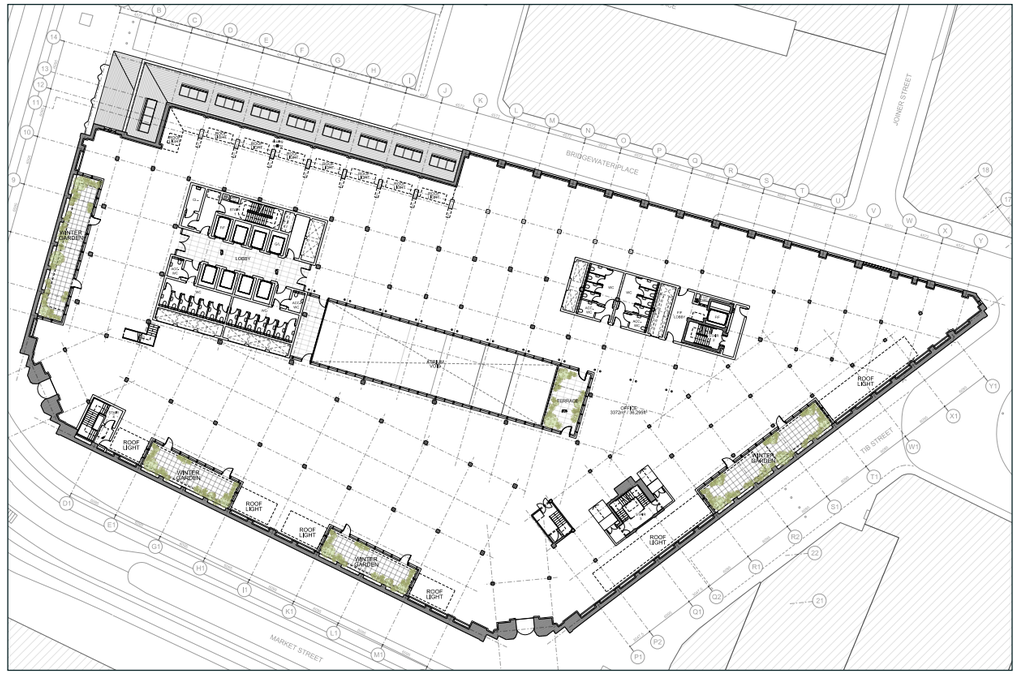
The extents of winter gardens to the 6th floor have been reduced. This provides increased floor area, maintains all existing roof lights, providing natural light while reducing impact on the listed building. There are no changes to external appearance.



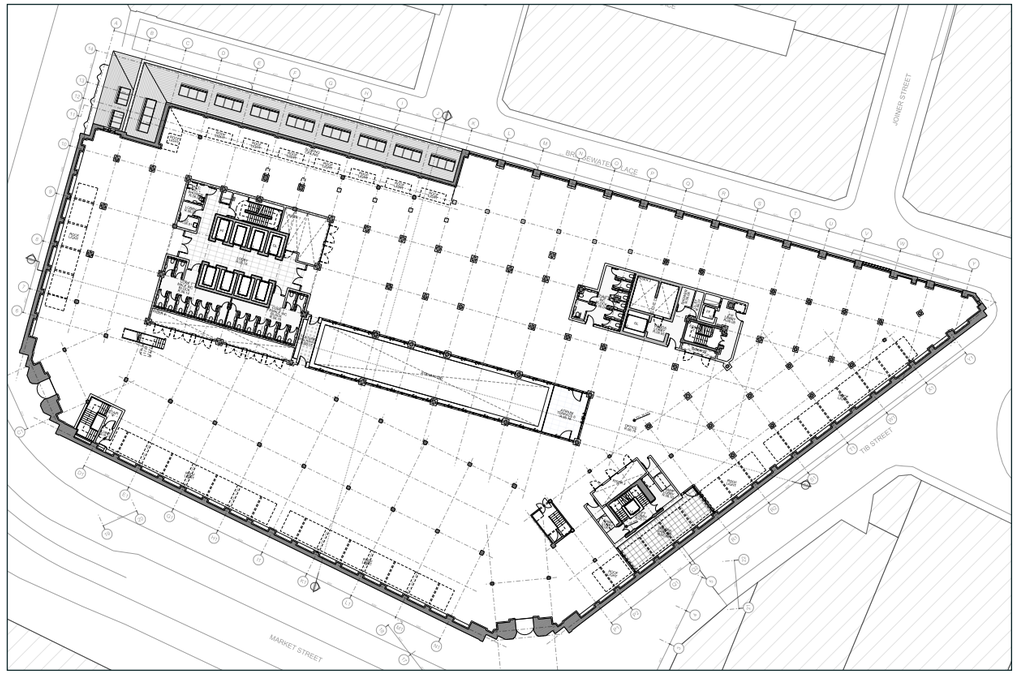
WINTER GARDENS EXTERIOR CGI



WINTER GARDENS INTERIOR CGI



CONSENTED



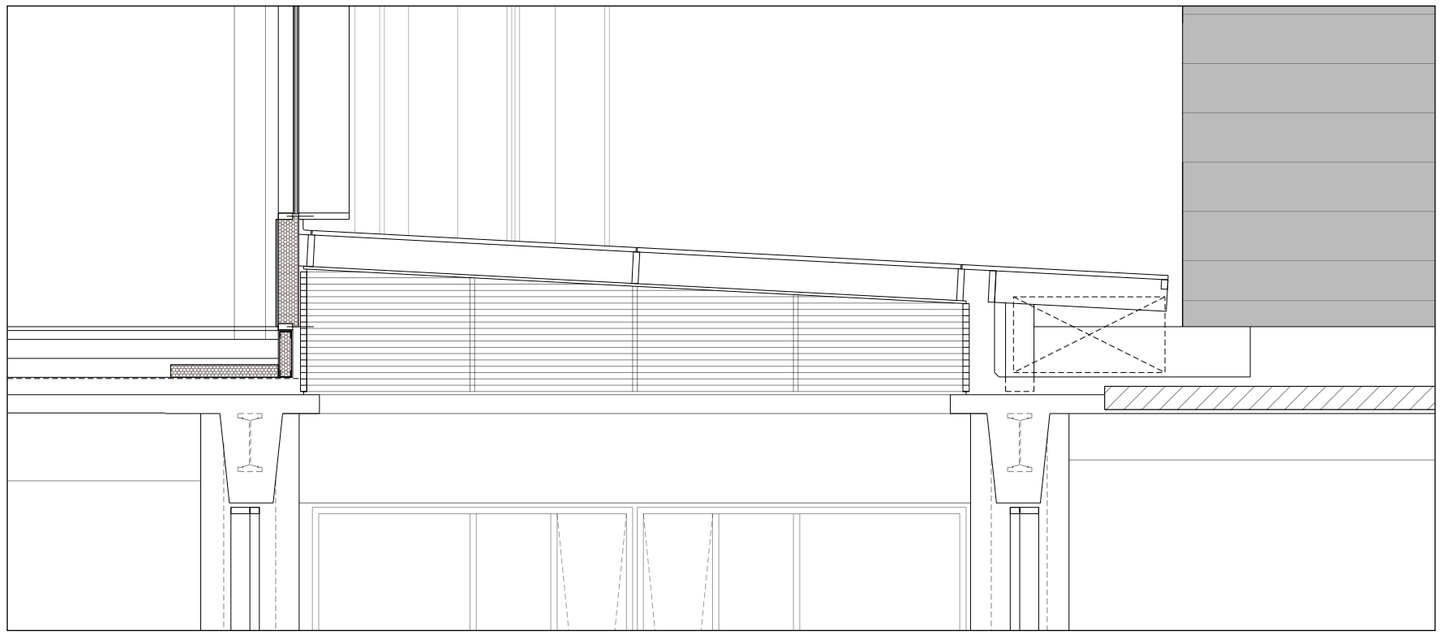
PROPOSED

2.8 ATRIUM ROOF

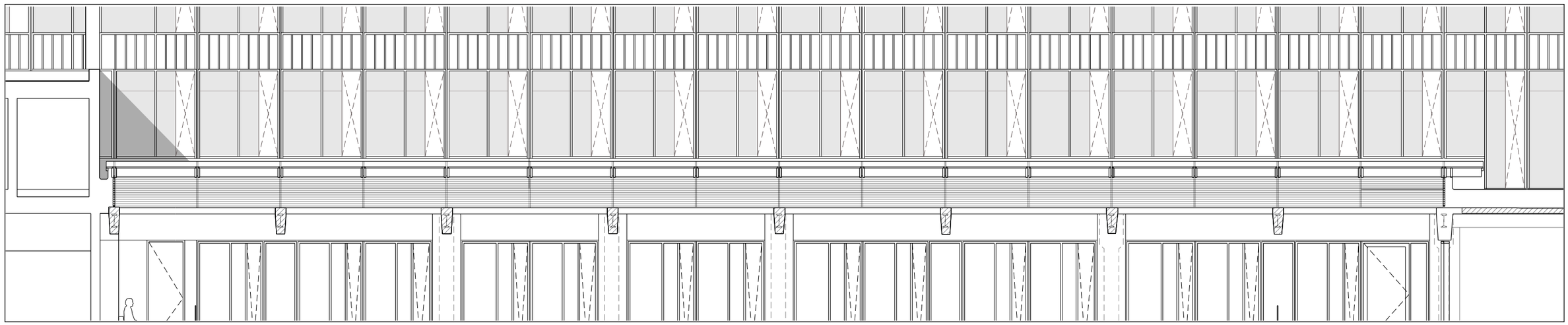
The form of the atrium roof has been simplified to create a simple mono pitch rather than a pitch with hipped end. This minor change results in a rationalised and improved overall design. The roof is centrally positioned within the plan and is visually shielded by the existing and proposed roof top massing. There will be no noticeable amendments to the overall massing of the building.

KEY DESIGN DEVELOPMENT

- Atrium roof form refined
- Simplified structural arrangement



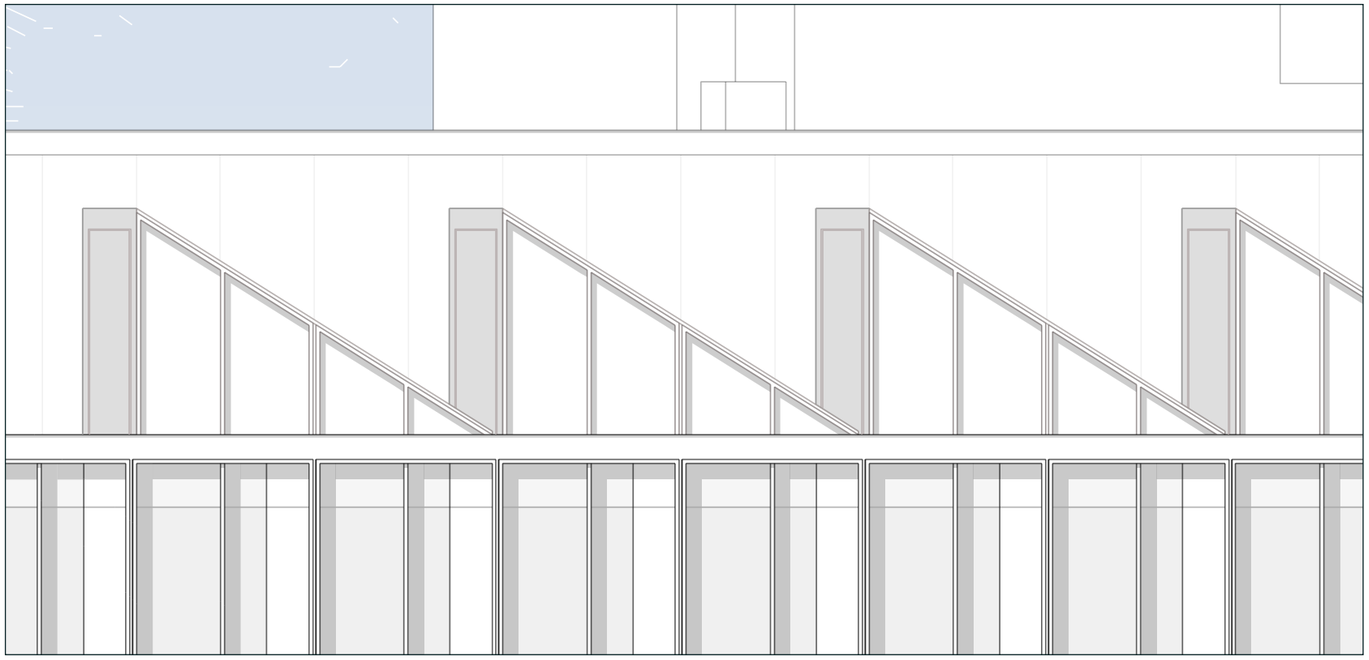
SHORT SECTION



LONG SECTION

2.9 SAWTOOTH ROOF

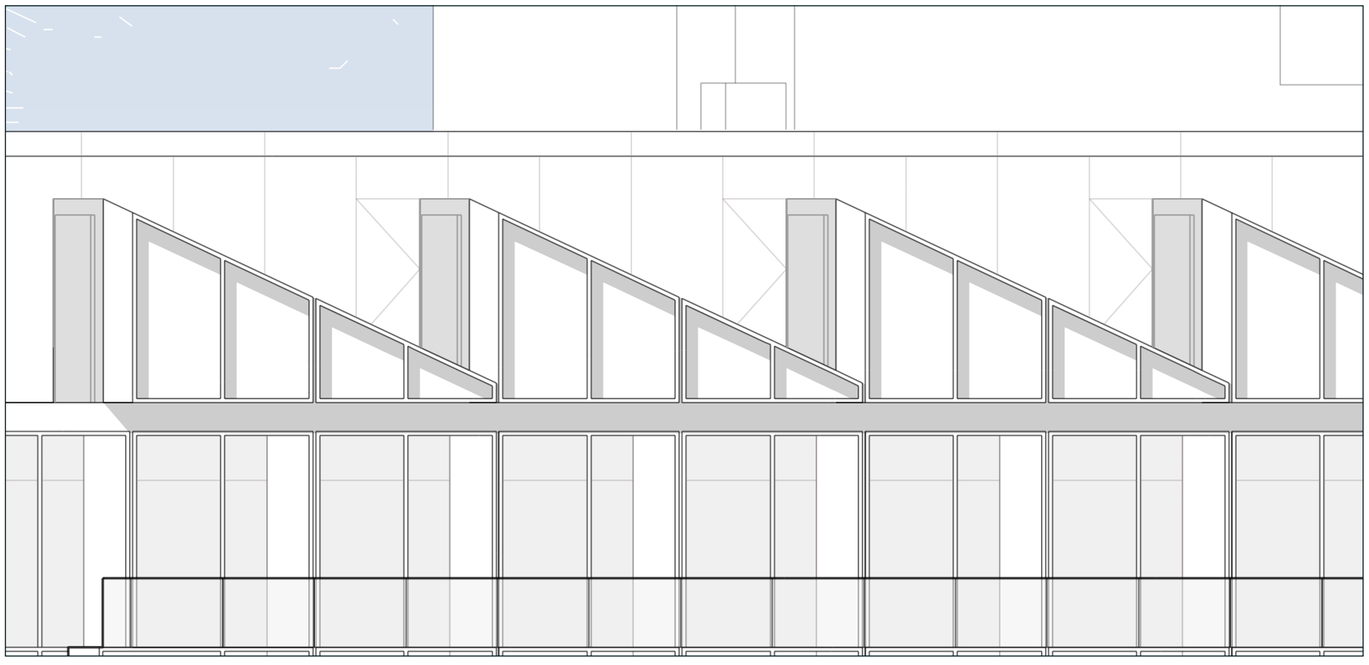
The sawtooth roof to the new build extension has been refined. Internally this simplifies the roof structure and improves the space within the tenth-floor office. There is minimal external change.



CONSENTED ELEVATION TYPICAL SAWTOOTH



PROPOSED CGI - SAWTOOTH



PROPOSED ELEVATION TYPICAL SAWTOOTH

3.0
SUMMARY

3.1 SUMMARY
3.2 DRAWING REGISTER

3.1 SUMMARY

The design and client team believe the proposed design development items will improve the overall proposition, positively contributing to the retention and refurbishment of Ryland Buildings; a significant heritage asset for the city.



3.2 DRAWING REGISTER

LOCATION PLAN			
LOCATION PLAN	AL [05]001	1:1250/1:2500	A1/A3

PROPOSED GA DEMOLITION			
PROPOSED GA DEMOLITION PLAN -02 S-BASEMENT	AL[05]100	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN -01 BASEMENT	AL[05]101	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 00 GROUND	AL[05]102	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION 00 MEZZANINE	AL[05]103	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 01 FIRST	AL[05]104	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 02 SECOND	AL[05]105	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 03 THIRD	AL[05]106	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 04 FOURTH	AL[05]107	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 05 FIFTH	AL[05]108	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 06 SIXTH	AL[05]109	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 07 SEVENTH	AL[05]110	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 08 ROOF	AL[05]111	1:200/1:400	A1/A3

PROPOSED DEMOLITION ELEVATION A (SOUTH)	AL[05]120	1:200/1:400	A1/A3
PROPOSED DEMOLITION ELEVATION B (EAST)	AL[05]121	1:200/1:400	A1/A3
PROPOSED DEMOLITION ELEVATION C (NORTH)	AL[05]122	1:200/1:400	A1/A3
PROPOSED DEMOLITION ELEVATION D (WEST)	AL[05]123	1:200/1:400	A1/A3

PROPOSED SITE PLAN			
PROPOSED SITE PLAN - ROOF PLAN	AL[05]206	1:500/1:1000	A1/A3

PROPOSED GA PLANS			
PROPOSED GA PLAN -02 S-BASEMENT	AL[05]210	1:200/1:400	A1/A3
PROPOSED GA PLAN -01 BASEMENT	AL[05]211	1:200/1:400	A1/A3
PROPOSED GA PLAN 00 GROUND	AL[05]212	1:200/1:400	A1/A3
PROPOSED GA PLAN 01 FIRST	AL[05]214	1:200/1:400	A1/A3
PROPOSED GA PLAN 02 SECOND	AL[05]215	1:200/1:400	A1/A3
PROPOSED GA PLAN 03 THIRD	AL[05]216	1:200/1:400	A1/A3
PROPOSED GA PLAN 04 FOURTH	AL[05]217	1:200/1:400	A1/A3
PROPOSED GA PLAN 05 FIFTH	AL[05]218	1:200/1:400	A1/A3
PROPOSED GA PLAN 06 SIXTH	AL[05]219	1:200/1:400	A1/A3
PROPOSED GA PLAN 07 SEVENTH	AL[05]220	1:200/1:400	A1/A3
PROPOSED GA PLAN 08 EIGHTH	AL[05]221	1:200/1:400	A1/A3
PROPOSED GA PLAN 09 NINTH	AL[05]222	1:200/1:400	A1/A3
PROPOSED GA PLAN 10 TENTH	AL[05]223	1:200/1:400	A1/A3
PROPOSED GA PLAN 11 ROOF	AL[05]224	1:200/1:400	A1/A3

PROPOSED GA SECTIONS			
PROPOSED GA SECTION 01	AL[05]250	1:200/1:400	A1/A3
PROPOSED GA SECTION 03	AL[05]254	1:200/1:400	A1/A3

PROPOSED GA ELEVATIONS			
PROPOSED ELEVATION A (SOUTH)	AL[05]260	1:200/1:400	A1/A3
PROPOSED ELEVATION B (EAST)	AL[05]262	1:200/1:400	A1/A3
PROPOSED ELEVATION C (NORTH)	AL[05]264	1:200/1:400	A1/A3
PROPOSED ELEVATION D (WEST)	AL[05]265	1:200/1:400	A1/A3

NMA LOCATION PLAN			
LOCATION PLAN	AL [05]1001	1:1250/1:2500	A1/A3

NMA PROPOSED GA DEMOLITION			
PROPOSED GA DEMOLITION PLAN -02 S-BASEMENT	AL[05]1100	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN -01 BASEMENT	AL[05]1101	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 00 GROUND	AL[05]1102	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION 00 MEZZANINE	AL[05]1103	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 01 FIRST	AL[05]1104	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 02 SECOND	AL[05]1105	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 03 THIRD	AL[05]1106	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 04 FOURTH	AL[05]1107	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 05 FIFTH	AL[05]1108	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 06 SIXTH	AL[05]1109	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 07 SEVENTH	AL[05]1110	1:200/1:400	A1/A3
PROPOSED GA DEMOLITION PLAN 08 ROOF	AL[05]1111	1:200/1:400	A1/A3

PROPOSED DEMOLITION ELEVATION A (SOUTH)	AL[05]1120	1:200/1:400	A1/A3
PROPOSED DEMOLITION ELEVATION B (EAST)	AL[05]1121	1:200/1:400	A1/A3
PROPOSED DEMOLITION ELEVATION C (NORTH)	AL[05]1122	1:200/1:400	A1/A3
PROPOSED DEMOLITION ELEVATION D (WEST)	AL[05]1123	1:200/1:400	A1/A3

NMA PROPOSED SITE PLAN			
PROPOSED SITE PLAN - ROOF PLAN	AL[05]1206	1:500/1:1000	A1/A3

NMA PROPOSED GA PLANS			
PROPOSED GA PLAN -02 S-BASEMENT	AL[05]1210	1:200/1:400	A1/A3
PROPOSED GA PLAN -01 BASEMENT	AL[05]1211	1:200/1:400	A1/A3
PROPOSED GA PLAN 00 GROUND	AL[05]1212	1:200/1:400	A1/A3
PROPOSED GA PLAN 01 FIRST	AL[05]1214	1:200/1:400	A1/A3
PROPOSED GA PLAN 02 SECOND	AL[05]1215	1:200/1:400	A1/A3
PROPOSED GA PLAN 03 THIRD	AL[051]216	1:200/1:400	A1/A3
PROPOSED GA PLAN 04 FOURTH	AL[051]217	1:200/1:400	A1/A3
PROPOSED GA PLAN 05 FIFTH	AL[05]1218	1:200/1:400	A1/A3
PROPOSED GA PLAN 06 SIXTH	AL[05]1219	1:200/1:400	A1/A3
PROPOSED GA PLAN 07 SEVENTH	AL[051]220	1:200/1:400	A1/A3
PROPOSED GA PLAN 08 EIGHTH	AL[05]1221	1:200/1:400	A1/A3
PROPOSED GA PLAN 09 NINTH	AL[05]1222	1:200/1:400	A1/A3
PROPOSED GA PLAN 10 TENTH	AL[05]1223	1:200/1:400	A1/A3
PROPOSED GA PLAN 11 ROOF	AL[05]1224	1:200/1:400	A1/A3

NMA PROPOSED GA SECTIONS			
PROPOSED GA SECTION 01	AL[05]1250	1:200/1:400	A1/A3
PROPOSED GA SECTION 03	AL[05]1254	1:200/1:400	A1/A3

NMA PROPOSED GA ELEVATIONS			
PROPOSED ELEVATION A (SOUTH)	AL[05]1260	1:200/1:400	A1/A3
PROPOSED ELEVATION B (EAST)	AL[05]1262	1:200/1:400	A1/A3
PROPOSED ELEVATION C (NORTH)	AL[05]1264	1:200/1:400	A1/A3
PROPOSED ELEVATION D (WEST)	AL[05]1265	1:200/1:400	A1/A3

COMPARISON PROPOSED GA PLANS			
COMPARISON GA PLAN -02 S-BASEMENT	AL[05]2210	1:200/1:400	A1/A3
COMPARISON GA PLAN -01 BASEMENT	AL[05]2211	1:200/1:400	A1/A3
COMPARISON GA PLAN 00 GROUND	AL[05]2212	1:200/1:400	A1/A3
COMPARISON GA PLAN 01 FIRST	AL[05]2214	1:200/1:400	A1/A3
COMPARISON GA PLAN 02 SECOND	AL[05]2215	1:200/1:400	A1/A3
COMPARISON GA PLAN 03 THIRD	AL[05]2216	1:200/1:400	A1/A3
COMPARISON GA PLAN 04 FOURTH	AL[05]2217	1:200/1:400	A1/A3
COMPARISON GA PLAN 05 FIFTH	AL[05]2218	1:200/1:400	A1/A3
COMPARISON GA PLAN 06 SIXTH	AL[05]2219	1:200/1:400	A1/A3
COMPARISON GA PLAN 07 SEVENTH	AL[05]2220	1:200/1:400	A1/A3
COMPARISON GA PLAN 08 EIGHTH	AL[05]2221	1:200/1:400	A1/A3
COMPARISON GA PLAN 09 NINTH	AL[05]2222	1:200/1:400	A1/A3
COMPARISON GA PLAN 10 TENTH	AL[05]2223	1:200/1:400	A1/A3
COMPARISON GA PLAN 11 ROOF	AL[05]2224	1:200/1:400	A1/A3

COMPARISON PROPOSED GA SECTIONS			
COMPARISON GA SECTION 01	AL[05]2250	1:200/1:400	A1/A3
COMPARISON GA SECTION 03	AL[05]2254	1:200/1:400	A1/A3

COMPARISON PROPOSED GA ELEVATIONS			
COMPARISON ELEVATION A (SOUTH)	AL[05]2260	1:200/1:400	A1/A3
COMPARISON ELEVATION B (EAST)	AL[05]2262	1:200/1:400	A1/A3
COMPARISON ELEVATION C (NORTH)	AL[05]2264	1:200/1:400	A1/A3
COMPARISON ELEVATION D (WEST)	AL[05]2265	1:200/1:400	A1/A3

Jeffrey Bell Architects

3 Cobourg Street
off Fairfield Street
Manchester M1 3GY

+44 (0)161 228 0651
studio@jeffreybellarchitects.co.uk
www.jeffreybellarchitects.co.uk