



35 Fountain Street, Manchester

Flood Risk Assessment & Drainage Strategy Report

Geo-Environmental Engineering Services

IGE Consulting
Office 16
Bartle House
Oxford Court
Manchester
M2 3WQ

Ref: 3867-01
Job: 3867
Rev: B
By: PG

Tel 0161-914-9170
Email contact@igeconsulting.co.uk

Date: Nov 2022

REVISIONS

Revision	Date	Prepared By	Authorised By	Remarks
V1	25 th November 2022	 Paul Graveney	 Andrew Edwards	First Issue
A	1 st December 2022	 Andrew Edwards	 Andrew Edwards	Updated Layout and Comments
B	18th January 2023	 Andrew Edwards	 Andrew Edwards	Updated Layouts



CONTENTS

Executive Summary	1
1. Introduction.....	2
2. Development Description and Location.....	3
2.1 Site Location.....	3
2.2 Existing Site Description and Walk Over	3
2.3 Topography	4
2.4 Hydrology.....	4
3. Fluvial Flood Risk Review.....	5
4. Outline Drainage Strategy	6
4.1 Existing Drainage.....	6
4.2 Existing Runoff	7
4.3 Hydrological Assessment	7
4.4 Sustainable Drainage Systems (SuDS) Assessment.....	7
4.5 Outline Surface Water Drainage Strategy	12
4.6 Pollution Control	12
4.5 Maintenance	12
4.6 Foul Water Drainage.....	13

Appendix A: Architects Drawings

EXECUTIVE SUMMARY

Item	Brief Description
Development Proposed	Refurbishment and reconfiguration of 35 Fountain Street to create a new office building (Use Class E), including replacement building facades, a 2-storey rooftop extension, servicing and cycle parking, access and associated works at 35 Fountain Street, Manchester, M2 2AN.
Flood Zone Classification	Flood Zone 1 – Low Risk
Geology	There are no external areas proposed for the scheme and so no intrusive site investigations required.
Nearest Watercourses	The River Irwell is located approximately 500m to the north west and the Rochdale Canal located approximately 450m to the south east with the River Medlock beyond.
Nearest Adopted Sewers and Culverts	A 300mm diameter combined water public sewer flows west in Marble Street to the north where it outfalls to a 500x700 brick combined sewer flowing north within Fountain street. A culverted watercourse of unknown size and depth is identified to flow south within West Mosley Street to the east of the site. Though appears to connect to the combined sewer downstream of the site.
Surface Water Drainage Outfall and SuDS Hierarchal Approach	Reuse existing rainwater pipes anticipated to connect to the combined sewers bounding the site. Due to the building taking up the full site boundary and a refurbishment scheme / two storey roof extension only, with no new build elements, attenuation measures are not feasible. A number of planters placed on the terrace of the new roof area to slow the rate of runoff.
Existing Discharge Rate	Estimated below based on impermeable area of 980m ² : 1yr (30mm/hr) - 8.2l/s 30yr (65mm/hr) – 17.7l/s 100yr (95mm/hr) – 25.9l/s
Proposed Discharge Rate	Reduction in post development runoff rates due to circa 10% of roof area encompassing rainwater planters.
SuDS features	Rainwater planters to the roof areas.
Maintenance Responsibility	Management company
Foul Drainage Outfall	Free discharge to public combined sewer bounding the site via existing connections.

Figure 1: Flood Risk and Drainage Strategy Summary

1. INTRODUCTION

IGE Consulting has prepared this Flood Risk Assessment and Drainage & SuDS (Sustainable Drainage Systems) Strategy to support a full planning submission for the refurbishment and reconfiguration of 35 Fountain Street to reconfigure and create a new office building (Use Class E), including replacement building facades, a 2 storey rooftop extension, servicing and cycle parking, access and associated works at 35 Fountain Street, Manchester, M2 2AN. The Site Masterplan as indicated in Appendix A provides details of the proposed development intent.

The assessment has been undertaken in line with Section 10 of the 2021 'National Planning Policy Framework', plus the accompanying Technical Guidance on Flood Risk and any local policies.

The report has been commissioned to identify any drainage related issues associated with the proposed development and any likely constraints that could be imposed. The following issues have been addressed within this report;

- Determine the current surface water drainage regime and assess any potential increase in surface water runoff as a result of the proposed development.
- Discuss Sustainable Drainage Systems (SUDS) as an option for reducing surface water flood risk and devise an outline Drainage layout.
- Devise an appropriate surface water drainage strategy to deal with any potential increase in surface water runoff.
- Discuss an appropriate foul water drainage strategy.

2. DEVELOPMENT DESCRIPTION AND LOCATION

2.1 Site Location

The site is referenced in Figure 2, and a site location map is provided in Appendix A.

Item	Brief Description
Project name	35 Fountain Street
Site address and location	35 Fountain Street, Manchester, M2 2AN.
Council Area	Manchester City Council
Approximate Grid Reference	OS: 384112, 398208
General Locality	The site is located within the within the heart of Manchester City Centre in a predominantly retail and office led area.

Figure 2: Site Referencing Information

2.2 Existing Site Description and Walk Over

The development site (Red Line Boundary) is predominantly rectangular in plan shape and encompasses an existing multi-storey office building with a basement area.

The building access is situated off Fountain Street to the north west. Marble Street is located to the northern boundary, West Mosely Street to the eastern boundary, with an existing office block abutting the southern boundary.

Figure 3 identifies the overall site location details. Further details of the existing layout can be seen on the Architectural Plans in Appendix A.

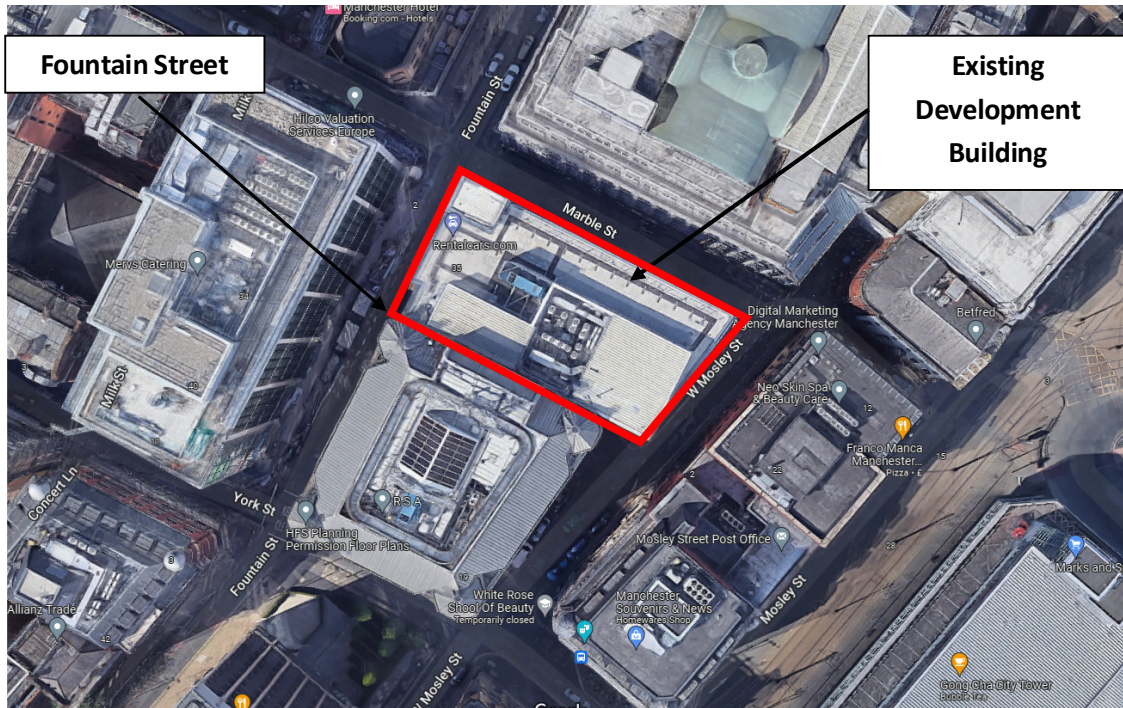


Figure 3: Retail and Office Units at 35 Fountain Street as taken from Google Maps (2022)

2.3 Topography

With the scheme encompassing an internal refurbishment only, no formal topographical survey has been completed. The general area is relatively flat with a nominal fall in a southerly direction. The current ground floor level is approximately 44.60m AOD.

2.4 Hydrology

A review of local maps the closest identified watercourses are the River Irwell located approximately 500m to the north west at its closest point and the Rochdale Canal located approximately 450m to the south east.

3. FLUVIAL FLOOD RISK REVIEW

Figure 4 below locates the site on the Environment Agency's indicative flood plain map. It is clear from this that the red line boundary sits outside of a fluvial generator of flood water from any identified water body or river. It is considered therefore that the site lays outside of the active 100-year and extreme event floodplains, thus lying within 'Flood Zone 1 Classification' in accordance with the 2021 National Planning Policy Framework (NPPF) Flood Risk Guidance Notes, i.e. probability of annual fluvial flooding significantly less than 1 in 1000 in any one year ($<0.1\%$). The risk from fluvial flood water is diminished to acceptable levels, removing the requirement for further investigation and assessment of the fluvial flood regime.

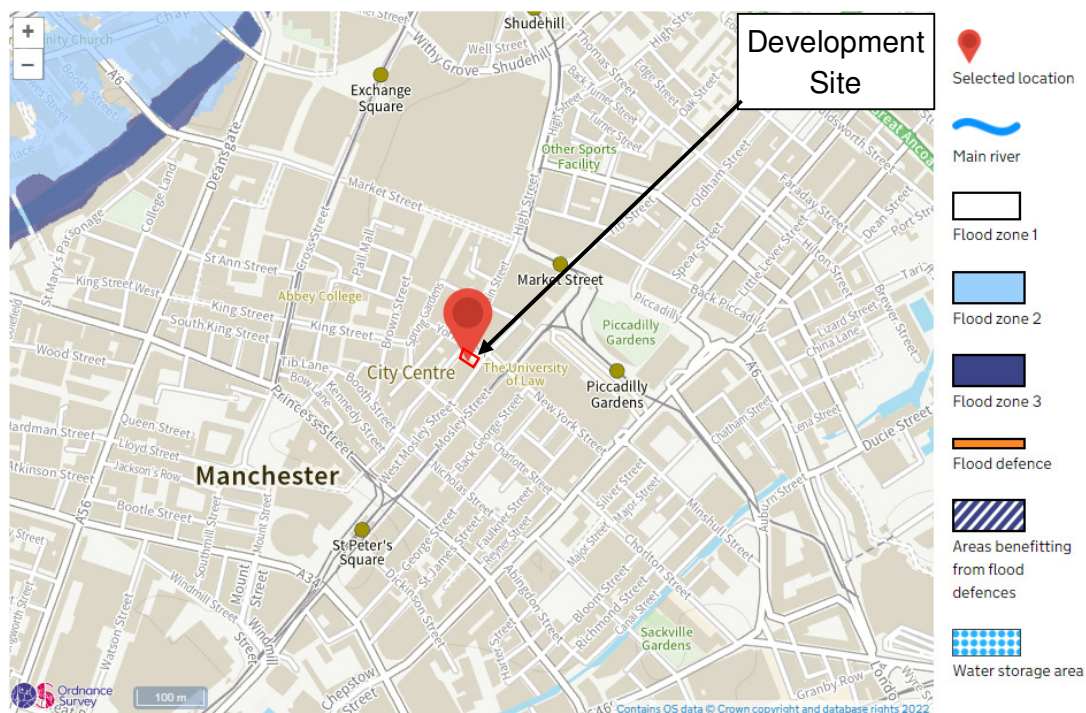


Figure 4: EA Indicative Flood Maps

In addition, the development application boundary is less than 1ha in plan area. In line with criteria set within the NPPF a Flood Risk Assessment is not required to support a planning application if the development is less than 1ha and in Flood Zone 1.

4. OUTLINE DRAINAGE STRATEGY

4.1 Existing Drainage

United Utilities (UU) sewer records have been reviewed (Figure 5 below) and indicates a 300mm diameter combined water public sewer flowing west in Marble Street to the north where it outfalls to a 500x700 brick combined sewer flowing north within Fountain Street.

A culverted watercourse of unknown size and depth is shown to flow south within West Mosley Street to the east of the site. There are no surface water sewers in close proximity.

The existing building takes up the full boundary of the site and is served by a number of rainwater pipes draining the flat roof. Although the exact details of these routes have yet to be determined at this stage, it is anticipated that they will outflow unrestricted to the combined sewers bounding the site to the north and west. Any drainage serving the basement is anticipated to be pumped due to the depth in relation to the surrounding sewers.

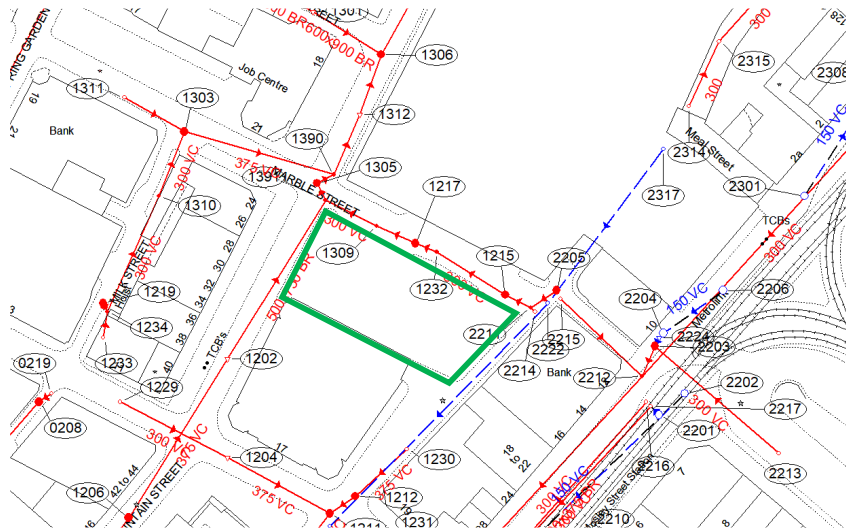


Figure 5: United Utilities Sewer Records

4.2 Existing Runoff

Based on the current use of the site, it can be classed as 'Brownfield' with the outline brownfield runoff rates shown in Figure 6 below taken from the modified rational method:

Area (ha)	1 year (30mm/hr)	30 year (65mm/hr)	100 year (95mm/hr)
0.098	8.2 l/s	17.7 l/s	259 l/s

Figure 6: Existing Brownfield Discharge Rates

4.3 Hydrological Assessment

As discussed in previous sections, a review of the topographical survey, OS Maps and Environment Agency maps would indicate the closest surface water feature to be the River Irwell, located some 500m to the south beyond a retail and commercial area.

4.4 Sustainable Drainage Systems (SuDS) Assessment

SuDS Objectives

Sustainable drainage developed in line with the ideals of sustainable development is collectively referred to as Sustainable Drainage Systems (SuDS). At a particular site, these systems are designed both to manage the environmental risks resulting from the urban runoff and to contribute wherever possible to environmental enhancement. SuDS objectives are therefore to minimise the impacts from the development on the quantity and quality of the runoff and maximise amenity and biodiversity opportunities (CIRIA C753, 2015).

SuDS Design Themes

The 'Management Train Approach' should be central to the surface water drainage strategy of the proposed site. The main objective is treatment and control of runoff as near to the source as possible protecting downstream habitats and further enhancing the amenity value of the site. This concept uses a hierarchy of drainage

techniques to incrementally reduce pollution, flow rates and volumes of storm water discharge from the site, and is as follows:

- i. **Prevention** – The use of good site design and housekeeping measures to prevent runoff and pollution and includes the use of rainwater reuse / harvesting.
- ii. **Source Controls** – Control of runoff at source or as close to source as possible (e.g. soakaways, green roofs, pervious pavements).
- iii. **Site Control** – Management of water in a local area and can include below ground storage / attenuation, detention basins, large infiltration devices.
- iv. **Regional Control** – Management of water from a site or various sites and can include wetlands and balancing ponds.

SuDS Site Constraints

SuDS techniques are suitable for all sites; therefore an assessment of the existing site is required so that SuDS limitations can be determined.

- *Land Use Characteristics:* The type of development enables the opportunities on the use of prevention SuDS devices to be considered.
- *Site Characteristics:* No Phase 2 intrusive site investigation has been carried out at the site as infiltration options would not be possible with no external space.
- *Catchment Characteristics:* The site is currently classed for drainage purposes as 'Brownfield'.

- *Environmental and Amenity Performance:* The inclusion of SuDS within the overall development is a key driver in providing both amenity and habitat creation. Some types of SuDS will be considered and blended into the project where feasible. Maintenance plans will be prepared for all SuDS devices that are included.

SuDS Methods

Figure 7 and 8 provide an assessment of various above and below ground SuDS methods that can provide water quality treatment and management of flows to reduce runoff rates & volumes, and whether they can be suitably incorporated at this development site. The purpose of this assessment is to set out options to be considered at the planning stage with consideration to time constraints, viability and lifetime maintenance of the office redevelopment.

Method	Comment	Suitability for Development
Green Roofs	• Can be used on suitable a variety of buildings to provide retention, attenuation and treatment of rainwater, and promotes evaporation and local biodiversity.	<u><i>Not Suitable:</i></u> • The roof area is taken up by PV panels and terraces, which would preclude the use of any green roof areas.
Water Butts	• Plastic tanks placed at the base of rainwater down pipes to collect rainwater runoff from the roof areas.	<u><i>Not Suitable:</i></u> • No reuse possible of the water from these features at this development
Rainwater Harvesting	• Rainwater harvesting reduces the total runoff volume from the developed site and reduces treated water consumption.	<u><i>Not Suitable:</i></u> • Running and maintenance costs would not be acceptable by the client and future occupiers. • The ability to restrict peak flow rates and short-term peak volumes is non-existent where a critical storm event occurs. • No current space allocation for above ground storage tanks in the basement area.
Infiltration Options	• Reduces total run off volume from the development.	<u><i>Not Suitable:</i></u> • Building takes up the full footprint of the development with a two-storey basement. As such it would not be possible to integrate infiltration beneath the build structure.

Permeable Surfacing (Infiltration)	- Reduces total run off volume from the development. - Can be used to enhance water quality.	<u>Not Suitable:</u> No external areas.
Permeable Surfacing (Standard)	- Can be used to enhance quality of runoff water. - Sub-base provides source storage & reduces the volume of storage downstream. - The storage can be created with selection of the stone fill or plastic box stems.	<u>Not Suitable:</u> No external areas.
Swales, basins and ponds	- Provide areas for above ground surface runoff storage. - Swales also allow filtering of particulate matter, improving water quality	<u>Not suitable:</u> No external areas
Bio-Retention	Collect and retain run-off to help improve water quality, prior to discharge in piped system or infiltration.	<u>Suitable:</u> Some areas of the roof encompass terraces. Tree and shrub planters to be incorporated to reduce the impermeable footprint and slow the rate of water connecting to the sewers.

Figure 7: Surface SuDS Methods

Method	Comment	Suitability for Development
Geocellular Storage	- Suitable for sites with insufficient space for basins etc. - Suitable for sites where topography prevents the use of open basins etc.	<u>Not suitable:</u> No ability to include below ground attenuation beneath the basement.
Large Diameter Pipes, Culverts or Tanks	- Suitable for sites with insufficient space for basins etc. - Provide a volume of below ground storage with a high void ratio and good man entry provision to allow for future maintenance and cleaning. - Generally be suitable for adoption by the statutory water company (e.g. United Utilities).	<u>Not suitable:</u> More suited to larger residential schemes with adopted sewers.

Figure 8: Sub-Surface SuDS Methods

SuDS Hierarchal Approach

Based on the SuDS assessment in Figure 7 and 8, plus an assessment of the local site conditions, the SuDS hierarchal approach for discharge of surface water at the development site is considered in greater detail below:

Method	Suitability	Suitability for Development
Infiltration to Ground	No	Building takes up the full footprint. Infiltration not suitable beneath basement slab.
Connection to Watercourse	No	No watercourse in close proximity to the site boundary.
Connection to Surface Water Sewer	No	No surface water sewers in close proximity to the site boundary.
Connection to a Combined Sewer	Yes	Reuse existing connections to the adjoining combined water sewers with reduced impermeable area.

Figure 9: SuDS Hierarchal Approach

SuDS Design Philosophy

SuDS assessment and hierarchal approach discussed in Figure 7, 8 and 9 above has defined the overall SuDS strategy. Thus, the SuDS philosophy for the development site is the promotion of prevention measures to slow the rate and volume of run off to the combined public sewer.

The following design philosophy is proposed:

- Surface water treatment using the 'Management Train' approach to remove and isolate contamination at all SuDS facilities prior to conveyance to the existing drainage infrastructure.
- Prevention measures in the form of rainwater planters to the new roof terrace areas to reduce the post development impermeable footprint by circa 10%.

4.5 Outline Surface Water Drainage Strategy

The general principal of the surface water drainage strategy is to incorporate areas of rainwater planters to the various roof terrace areas over two levels. These will account for approximately 10% of the overall roof area and include retention, attenuation and treatment of the rainwater as well as promoting evaporation and local biodiversity. These measures will slow the rate of runoff outfalling to the existing rainwater pipes and the overall volume of water.

The existing rainwater pipes will continue to outfall to the surrounding combined public sewer via the existing connections at basement level. As attenuation measures cannot be retrospectively incorporated into the building, these SuDS features will provide the overall SuDS management train approach.

4.6 Pollution Control

Runoff from roofs is generally considered to be clean and will be discharged directly into the existing drainage network.

4.5 Maintenance

The long-term maintenance of the new SuDS features will be with a management company in line with best practice guidance. Annual inspections will need to be carried out and clearing of gullies and manholes. Typically the maintenance regime will be in line with Figure 10 below.

Future Maintenance of the Drainage System			
Responsibility	Feature	Maintenance	Frequency
Management Company	Rainwater gutters, downpipes and above ground drainage.	Regular maintenance and inspections.	Ad-hoc sweeping and emptying of silt and debris required. Annual visual inspections to check for damage/leaks.
	Rainwater Planters	Regular inspection and maintenance of the soil	

	Pipes, sewers, manholes	substrate, vegetation & drains. Regular maintenance / removal of blockages and debris.	Annual inspection and following significant rainfall events. Annual inspection and following significant rainfall events.
--	----------------------------	--	--

Figure 10: Outline Management and Maintenance Strategy

4.6 Foul Water Drainage

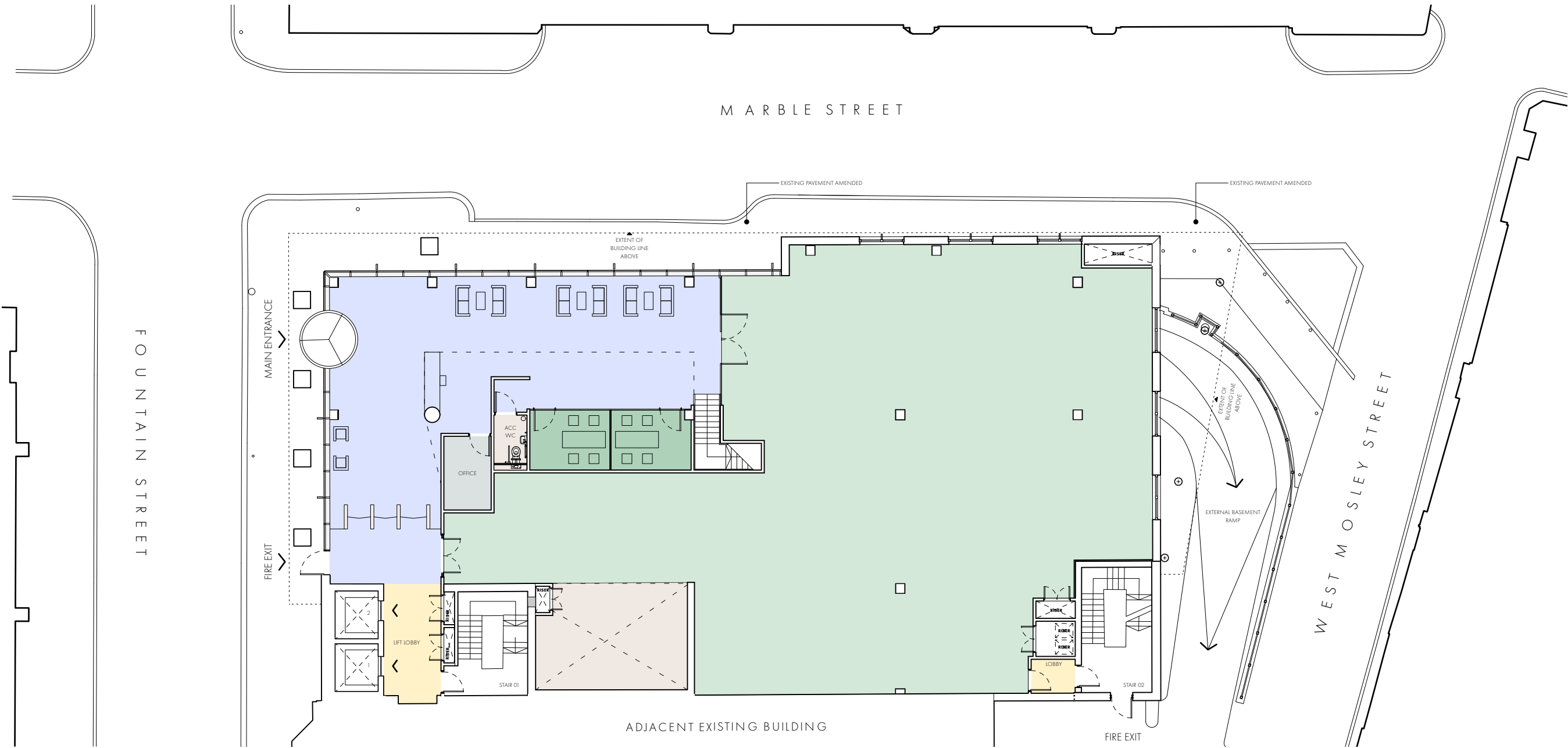
Foul drainage generated from the redevelopment will discharge to the existing combined water public sewers bounding the development, via the existing connections.

The proposed private drainage layout for the new development site will be designed in accordance with BS EN 752: 2017 and Building Regulations Part H guidance.

Appendix A

Architects Drawings

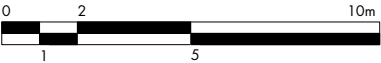
REVISION	DATE	DESCRIPTION
A	21/12/22	Preliminary Issue
B	17/01/23	Planning Issue



35 FOUNTAIN STREET | PROPOSED PLANS

GROUND FLOOR

1:200 @A3



PLAN KEY

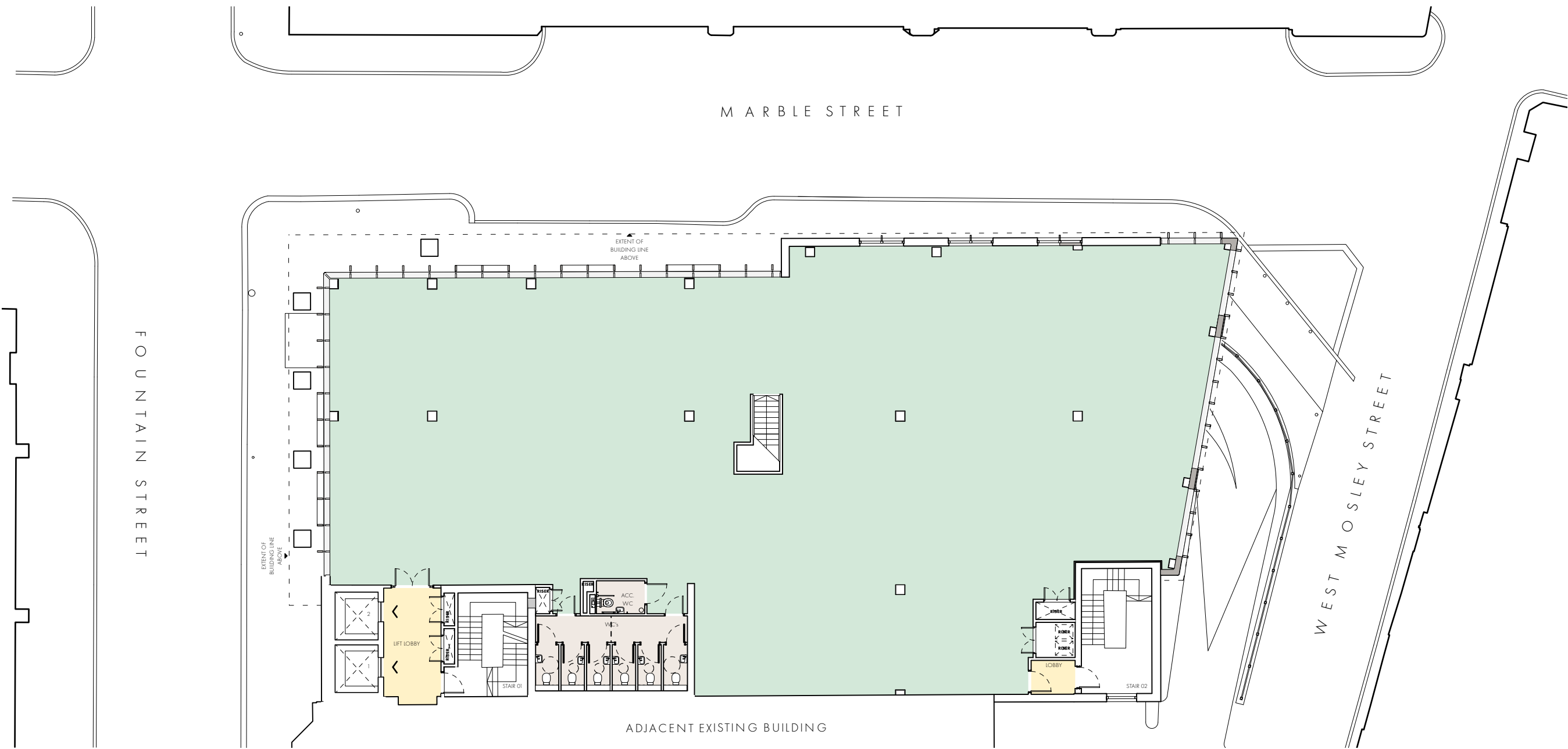
	FLEXIBLE WORKING SPACE		MEETING ROOMS
	LOBBY SPACE		RECEPTION/WELCOME
	TOILETS		

OMIArchitects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 00					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1000_A			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	17/01/23	Planning Issue



35 FOUNTAIN STREET | PROPOSED PLANS



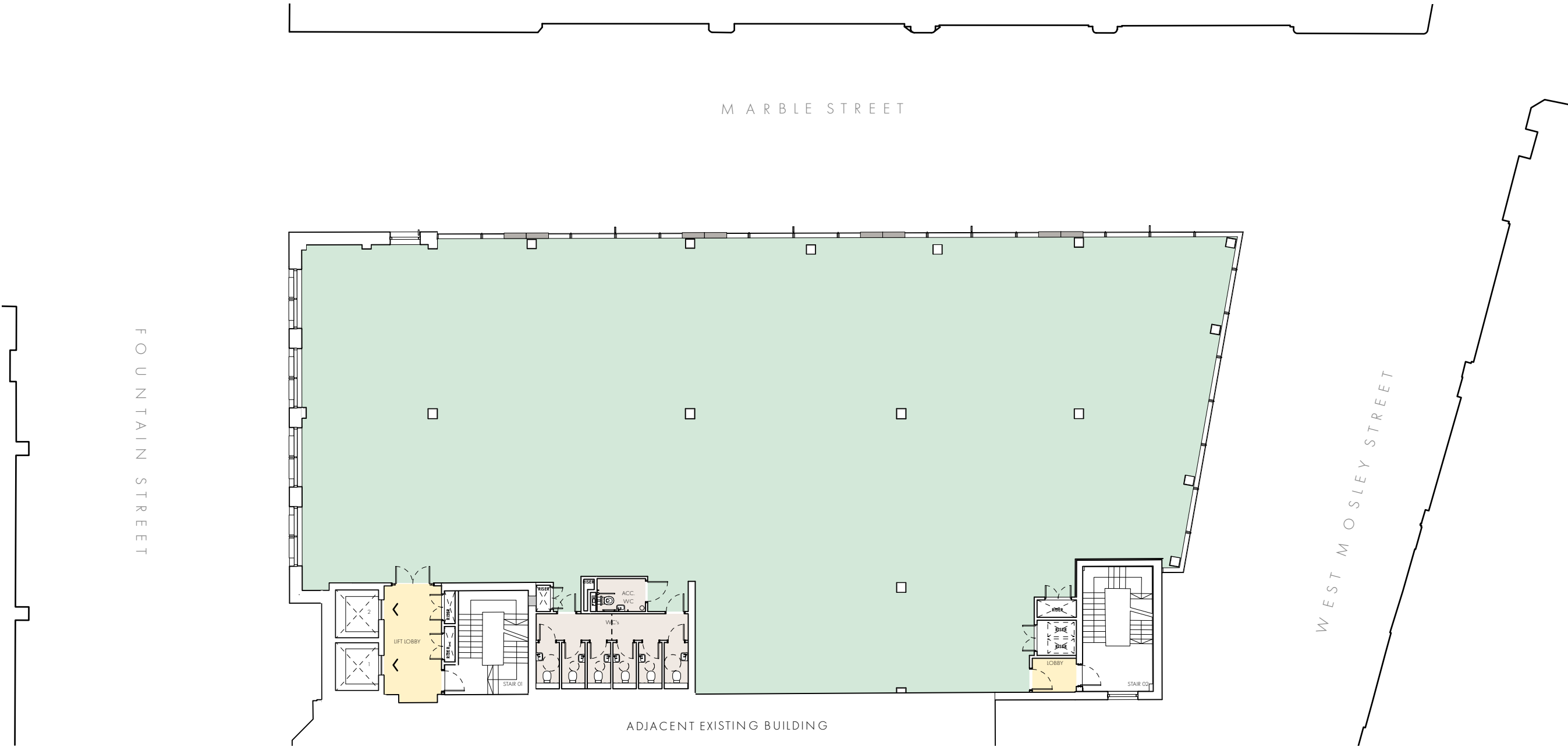
PLAN KEY	
	OFFICE SPACE
	LOBBY SPACE
	TOILETS

OMIArchitects

31 Blackfriars Road, Salford, Manchester, M3 7AQ +44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com						
PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 01					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1001_A			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

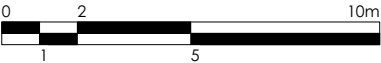
DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

SECOND FLOOR

1:200 @A3



PLAN KEY

- OFFICE SPACE
- LOBBY SPACE
- TOILETS

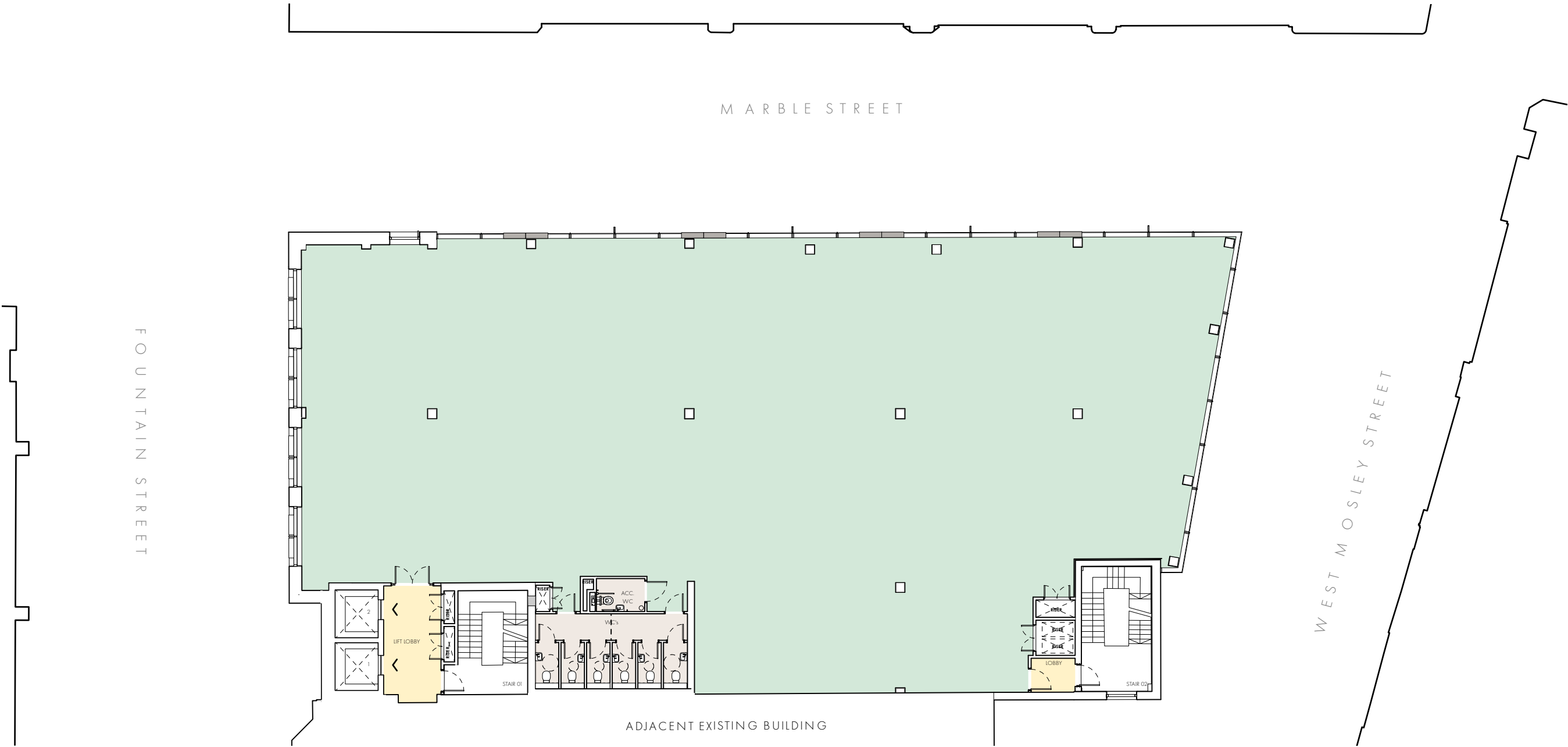
OMIArchitects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 02					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1002			

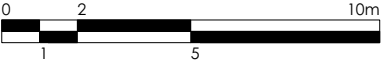
REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

THIRD FLOOR
1:200 @A3



PLAN KEY

- OFFICE SPACE
- LOBBY SPACE
- TOILETS

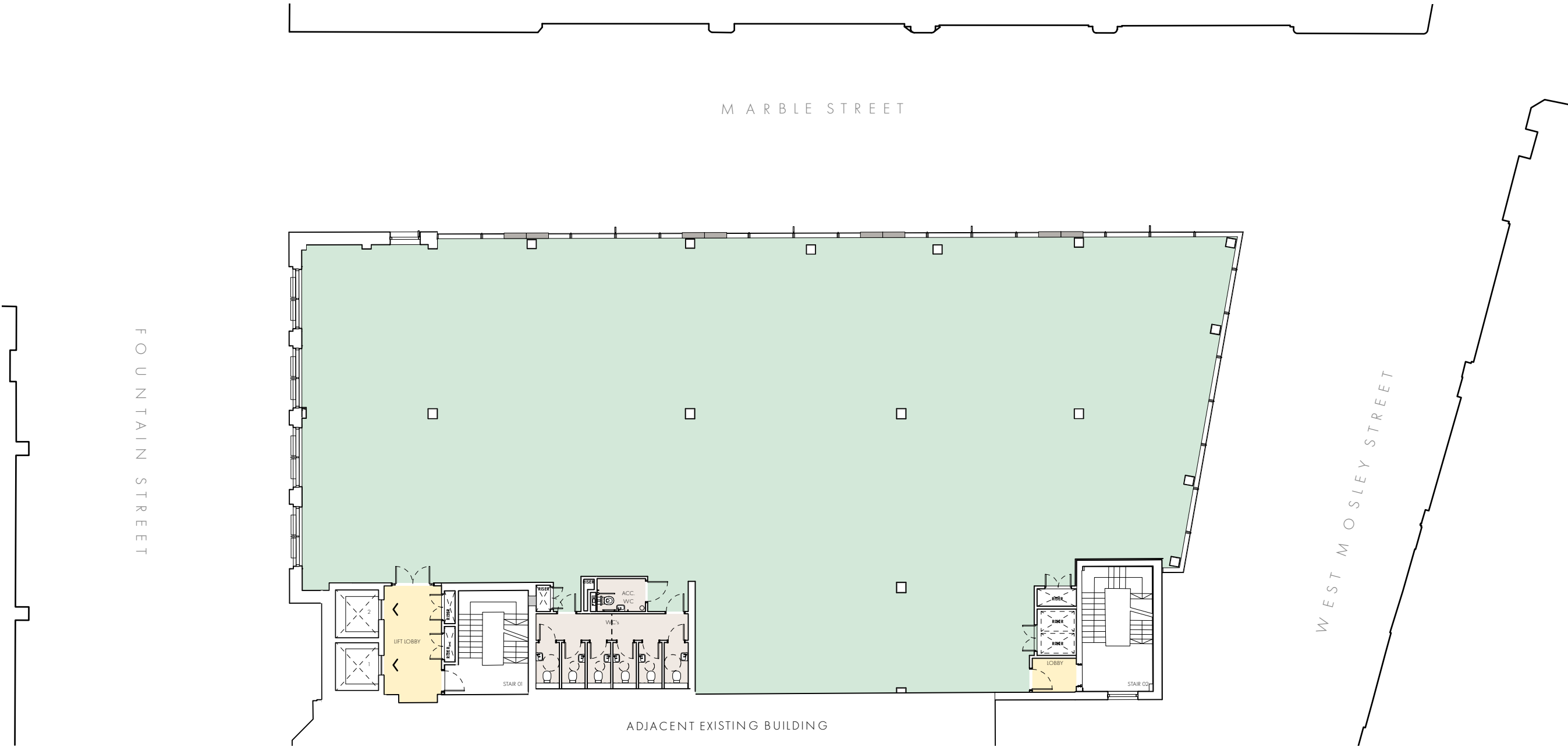
OMI Architects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 03					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1003			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

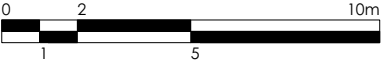
DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

FOURTH FLOOR

1:200 @A3



PLAN KEY

- OFFICE SPACE
- LOBBY SPACE
- TOILETS

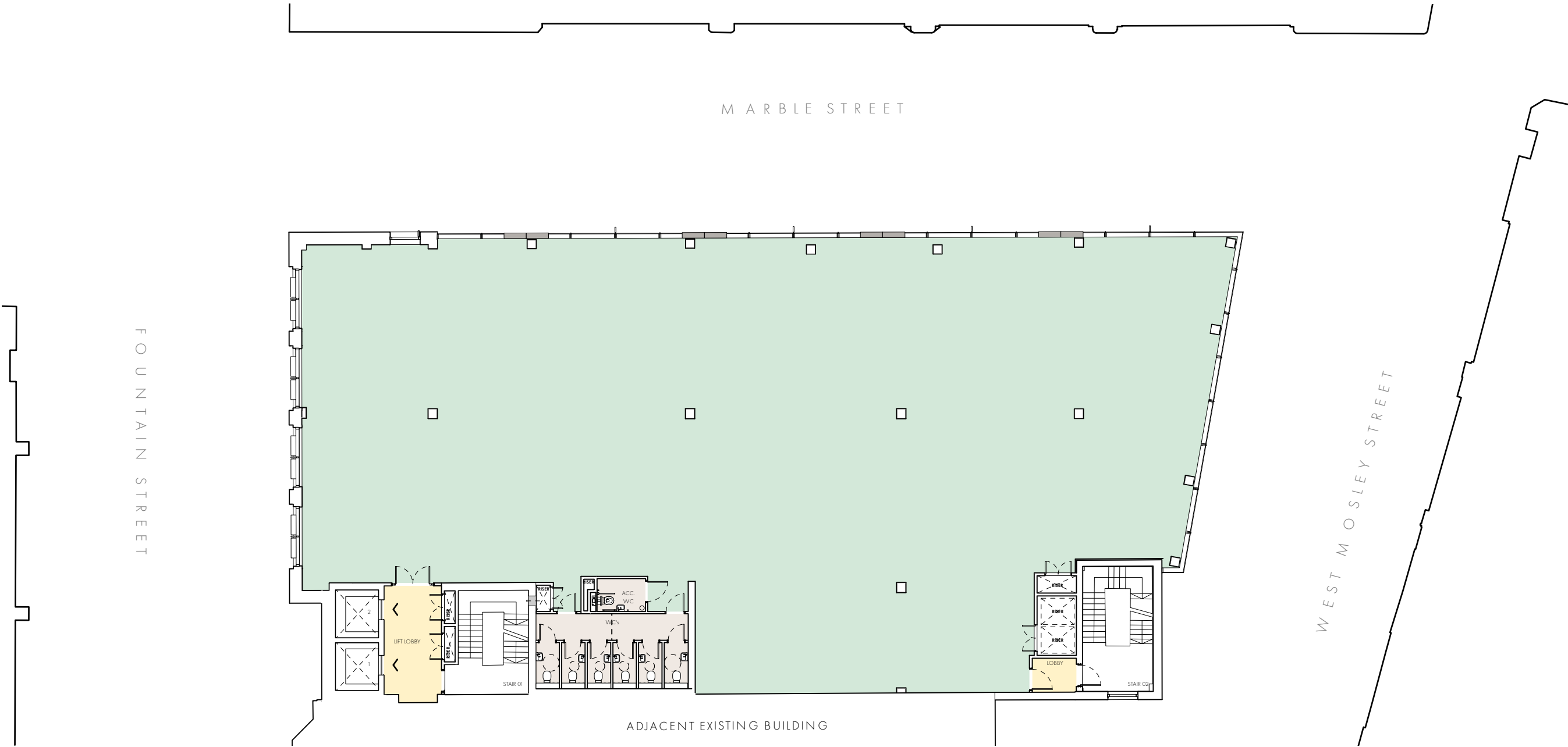
OMI Architects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 04					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1004			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

FIFTH FLOOR

1:200 @A3

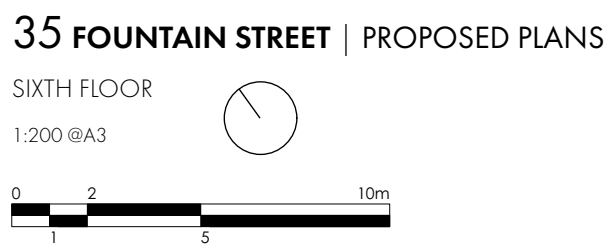
PLAN KEY

	OFFICE SPACE
	LOBBY SPACE
	TOILETS

OMIArchitects

31 Blackfriars Road, Salford, Manchester, M3 7AQ +44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com						
PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 05					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1005			

D R A F T

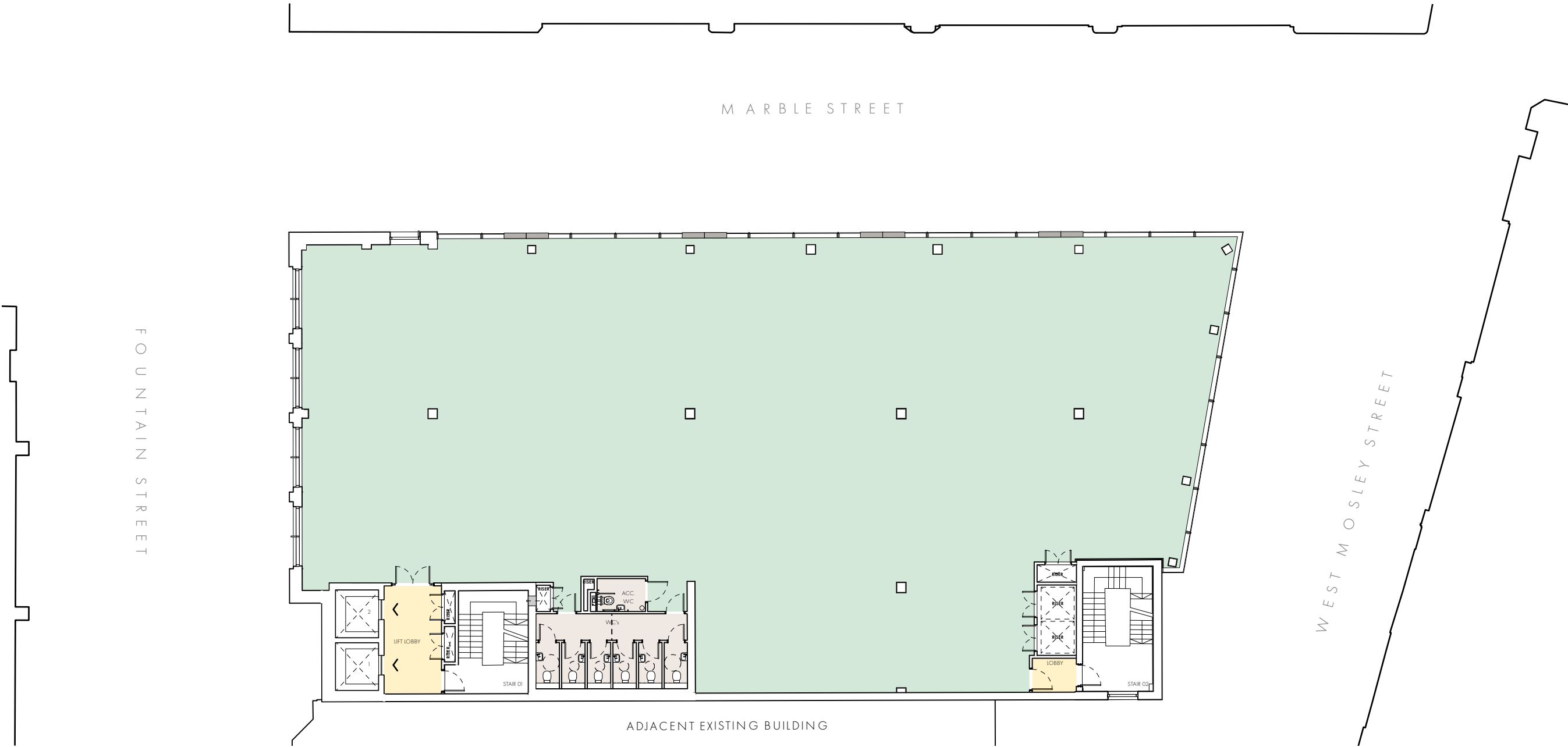


- OFFICE SPACE
- LOBBY SPACE
- TOILETS

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 06					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1006			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

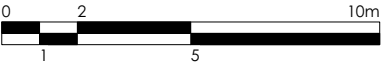
DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

SEVENTH FLOOR

1:200 @A3



PLAN KEY

- OFFICE SPACE
- LOBBY SPACE
- TOILETS

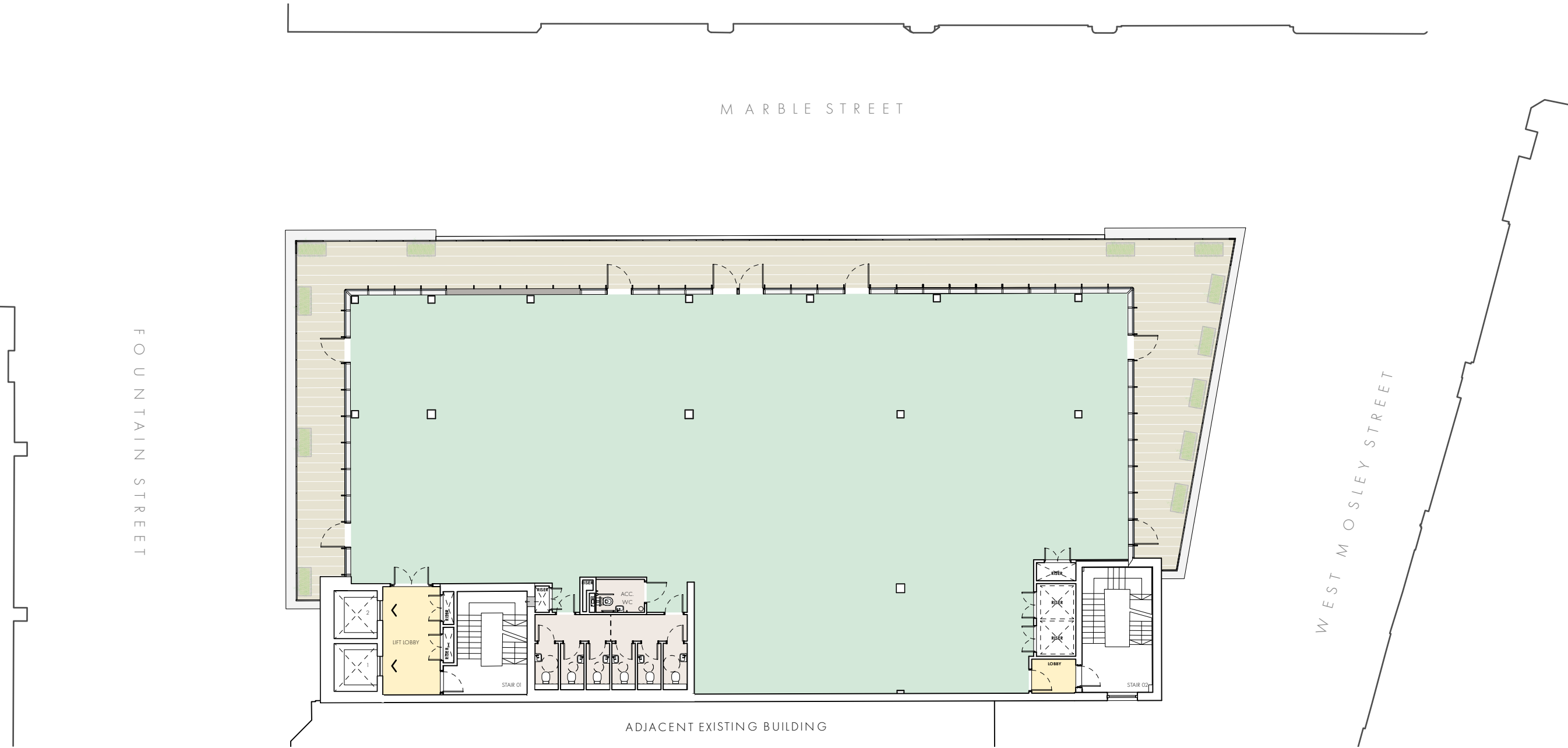
OMIArchitects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 07					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1007			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

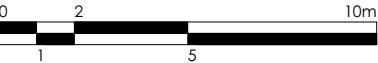
DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

EIGHTH FLOOR

1:200 @A3



PLAN KEY

	OFFICE SPACE		TERRACE
	LOBBY SPACE		
	TOILETS		

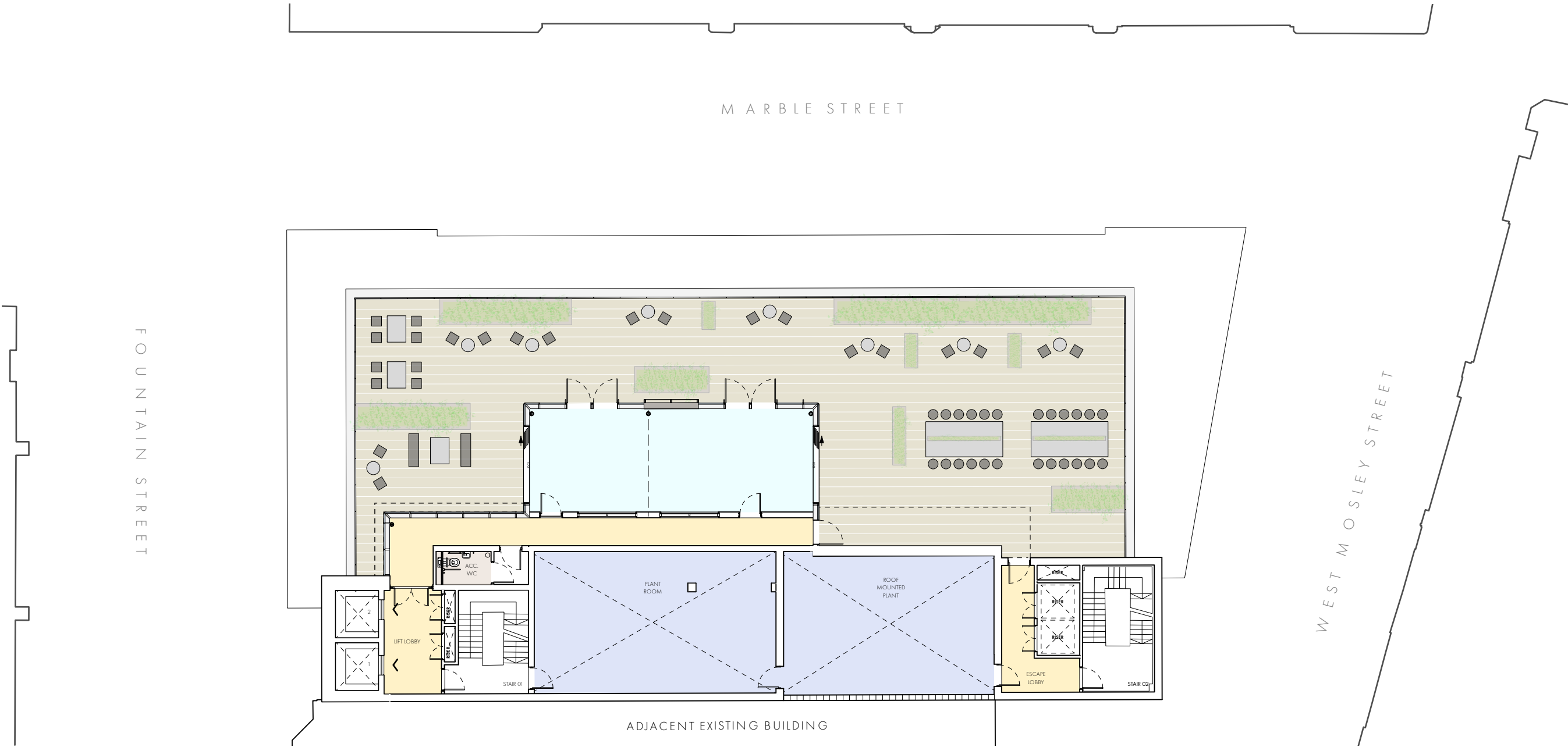
OMI Architects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 08					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1008			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

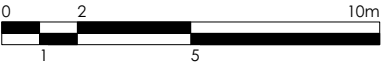
DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

NINTH FLOOR

1:200 @A3



PLAN KEY

	FLEXIBLE MEETING SPACE		PLANT SPACE/ SERVICES
	LOBBY SPACE		TERRACE
	TOILETS		

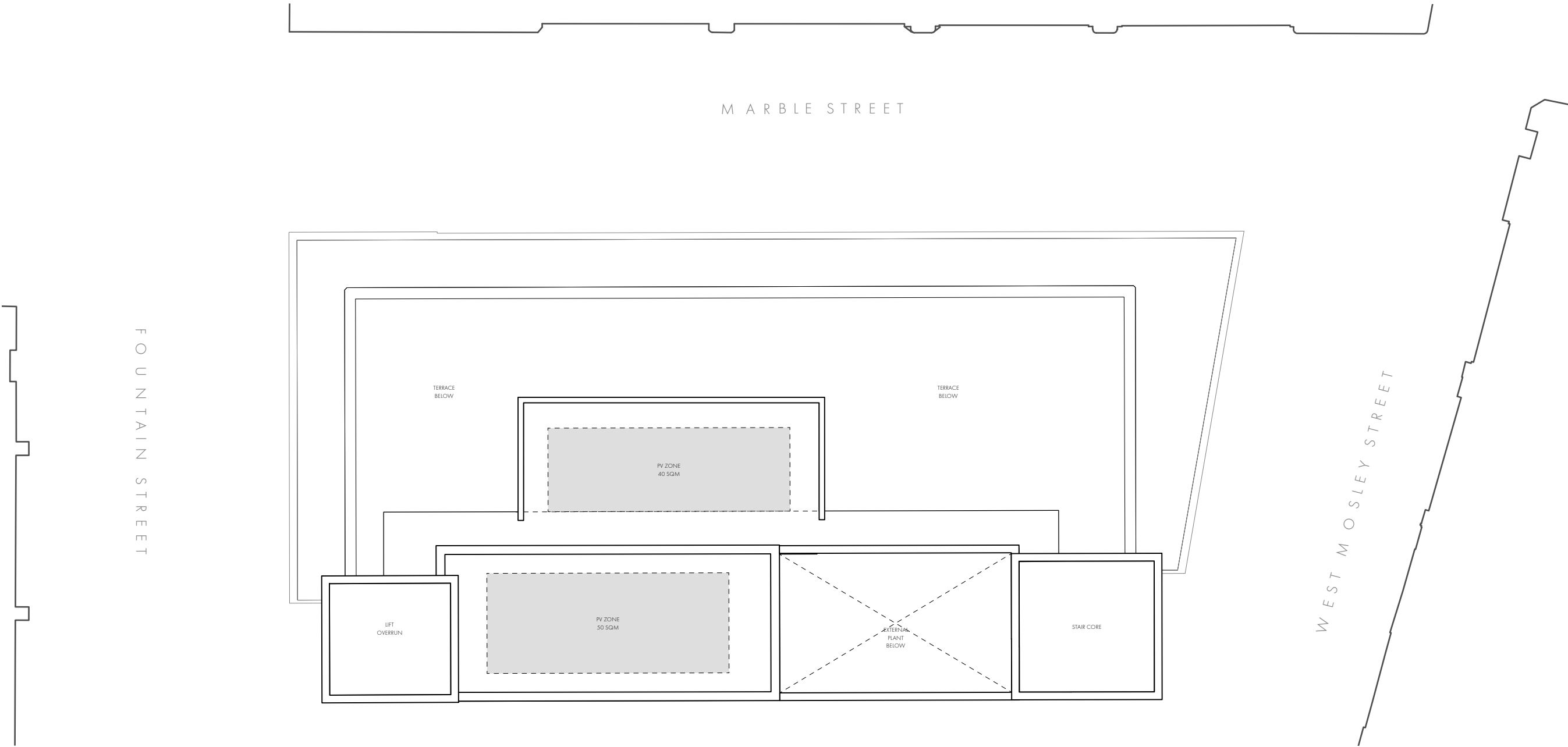
OMIArchitects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - LEVEL 09					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1009			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/2022	Stage 3 Issue
C	30/11/2022	Draft Planning Issue

DRAFT



35 FOUNTAIN STREET | PROPOSED PLANS

ROOF

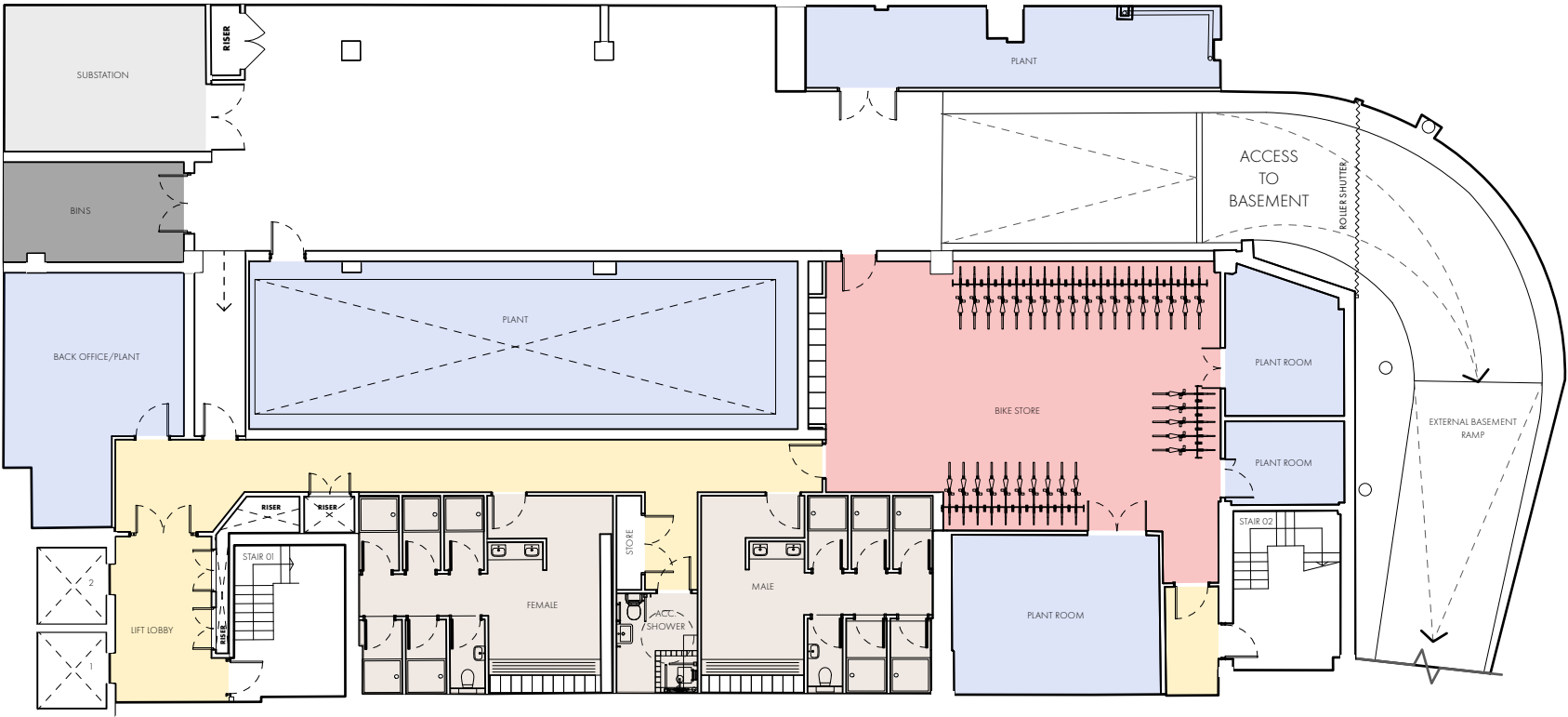
1:200 @A3

OMIArchitects

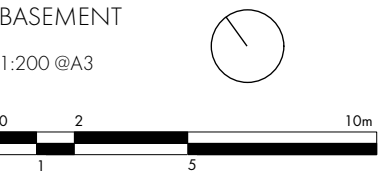
31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - ROOF					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1010			

REVISION	DATE	DESCRIPTION
A	20/10/22	Preliminary Issue
B	11/11/22	Stage 3 Issue
C	30/11/22	Draft Planning Issue
D	08/12/22	Planning Issue



35 FOUNTAIN STREET | PROPOSED PLANS



PLAN KEY

	OCCUPIABLE OFFICE SPACE		BIKE STORAGE (66.NO SPACES)
	LOBBY SPACE		PLANT ROOM / SERVICES
	REFUSE STORE		TOILETS/ SHOWERS (10.NO)/ CHANGING ROOMS/LOCKERS (38.NO)

OMIArchitects

31 Blackfriars Road, Salford, Manchester, M3 7AQ +44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com						
PROJECT	35 FOUNTAIN ST					
DRAWING	PROPOSED PLAN - BASEMENT					
DATE	OCT 22	DRAWN BY	DC	SCALE	1:200	@A3
JOB NO.	1431	DWG.NO.	L 1011			