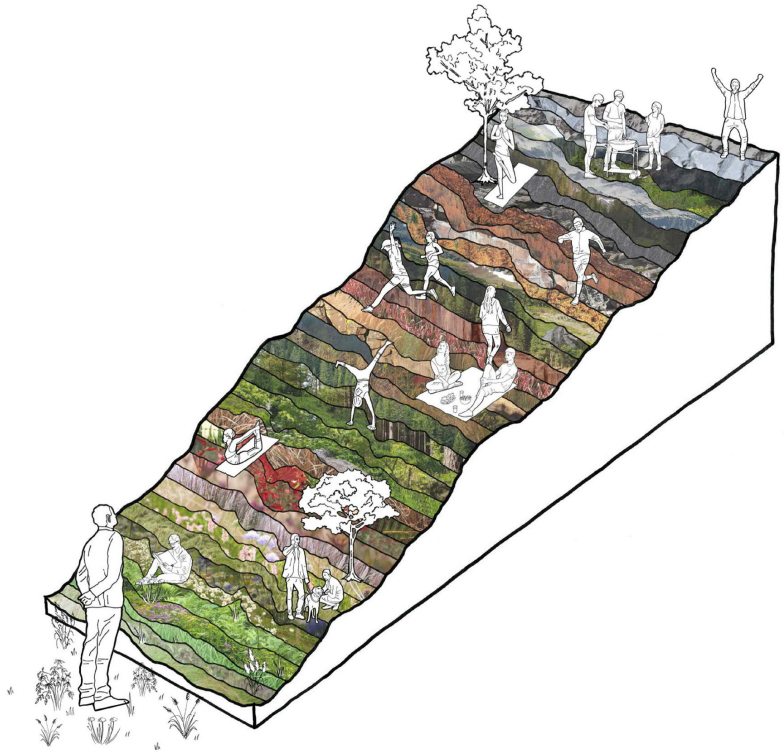


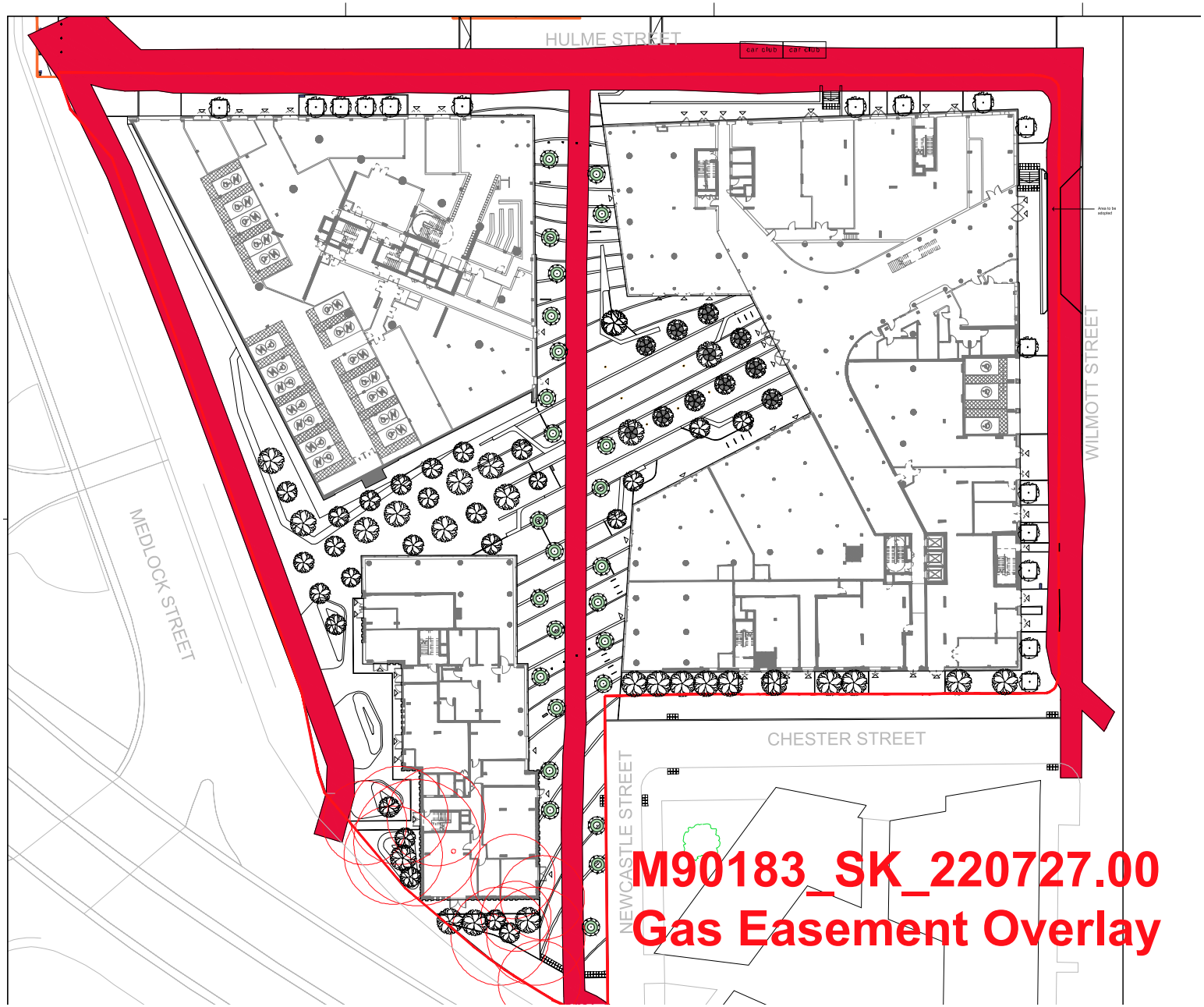
simpsonhaugh

First Street South - Manchester

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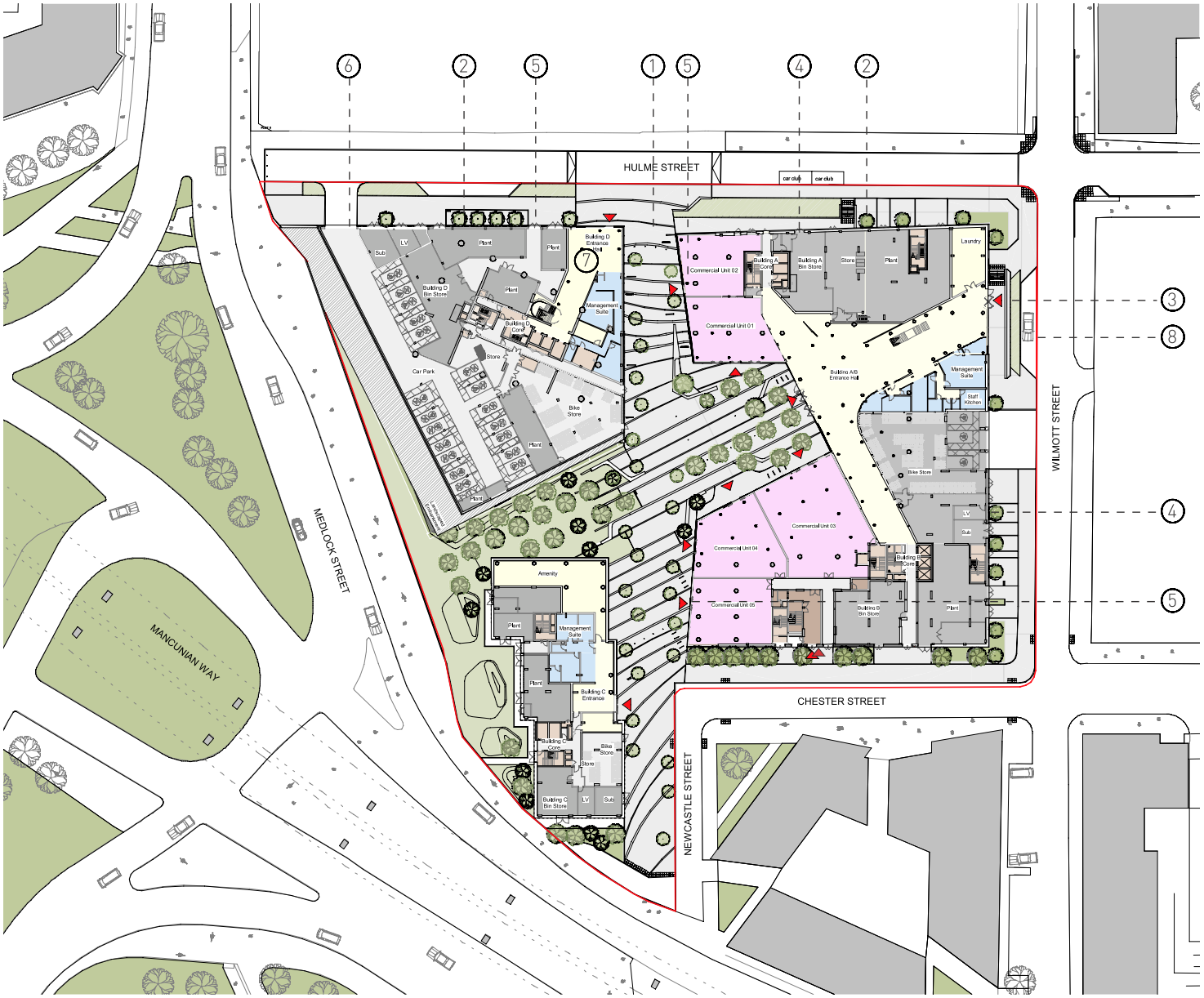


The drawings are comparing the 'approved' and 'revised' drawings to document the changes made over the design development phase.



Gas Easement Overlay

Following further surveys of the gas main, a revised easement plan was provided by Cadent. The revised easement has had an implication on the design of the landscape along Hulme Street which is highlighted in the remaining document.



Revised Plan

Drawing Revised:

10266-Z0-A-G100-PL-00-99001

Ground Floor Plan Revisions

1. Newcastle Street landscape re-design

Trees have been re aligned to avoid the gas easement below.

2. Location of planters and trees along Hulme Street

Landscaping along Hulme Street has been redesigned to avoid the gas easement. Varying the position of the planters and trees along the street avoids having two paralell footpaths.

3. Wilmott Street entrance relocated

Creating a visual link between Wilmott Street to Newcastle Street by relocating the entrance enhances the flow through the building. Relocating the entrance improves the seperation between the entrance and the car park entrance.

4. Adjustment to doors & windows positioning following design development

Minor adjustments following design development.

5. Additional entrances to commercial unit added

The design of the commercial units have been developed to provide an adaptable space with the capacity to be with let as one larger unit or sub-divided.

6. Car park entrance amendment

Minor adjustments following design development.

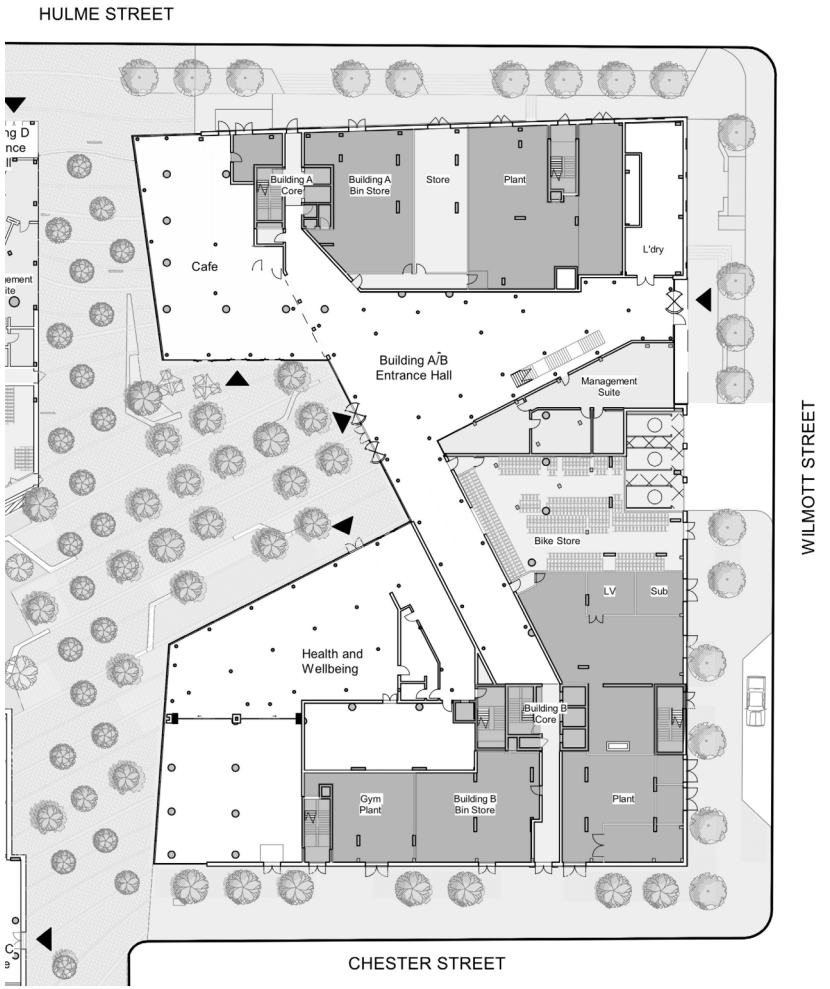
7. Building D entrance reconfigured

Reconfiguration to increase amenity provision at ground floor.

8. Relocate loading bay

Loading Bay has been relocated as a consequence of the new entrance location.

Consented Plan



Revised Plan



Z1 - Ground Floor Plan Revisions

1.
Newcastle Street landscape re-design

2.
Location of planters and trees along Hulme Street

3.
Wilmott Street entrance relocated

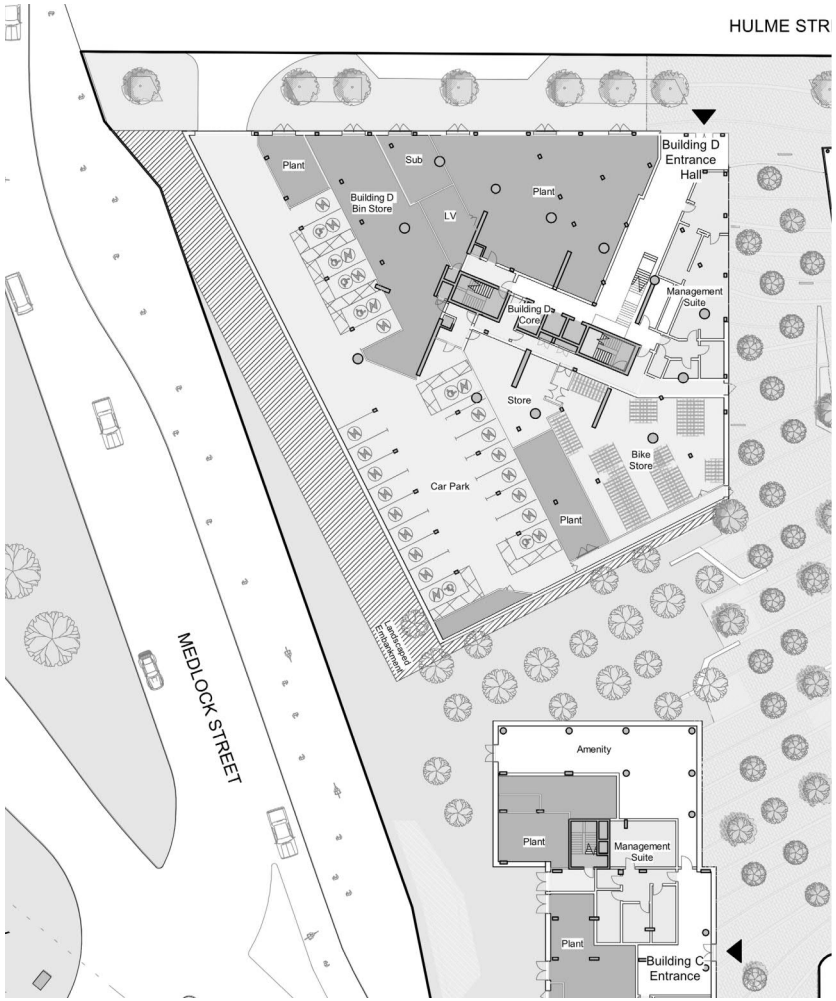
4.
Adjustment to doors & windows positioning following design development

5.
Additional entrances to commercial unit added

8.
Relocate loading bay

Drawing Revised:
10266-Z0-A-G100-PL-00-99001

Consented Plan



Revised Plan



ZD - Ground Floor Plan Revisions

2.

Location of planters and trees along Hulme Street

4.

Adjustment to doors & windows positioning following design development

6.

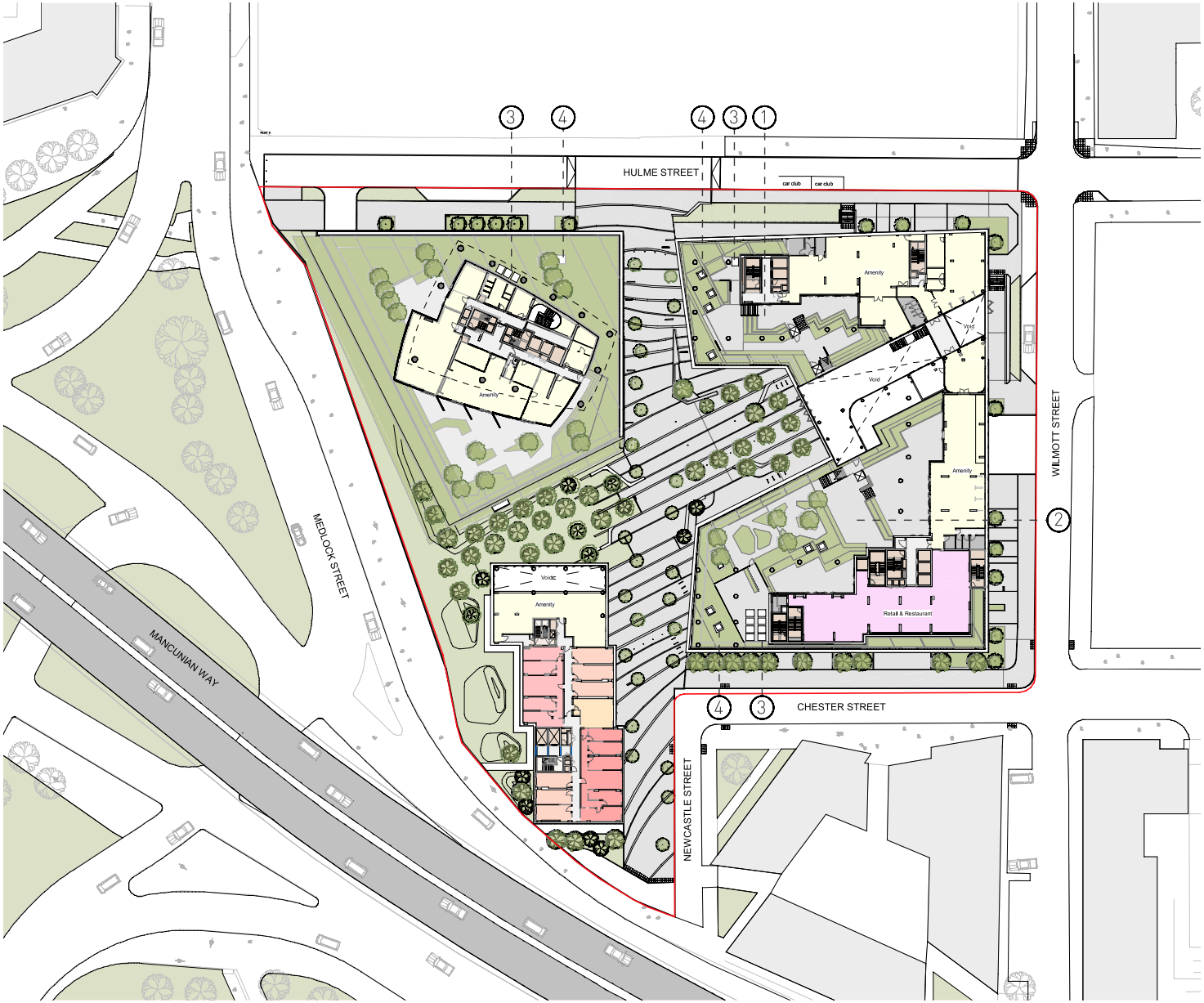
Car park entrance amendment

7.

Building D entrance reconfigured

Drawing Revised:

10266-Z0-A-G100-PL-00-99001



Drawing Revised:

10266-Z0-A-G100-PL-01-99001

First Floor Plan Revisions

1. Amendment to Block A roof terrace

Residents landscape deck has been re-designed to rationalise the level changes and omit several ramps improving the extent of usable amenity space. Condensor units has been located following design development, resulting in further developemnt needed on design.

2. Amendment to the Block B roof terrace

Residents landscape deck has been re-designed to rationalise the level changes and omit several ramps improving the extent of usable amenity space.

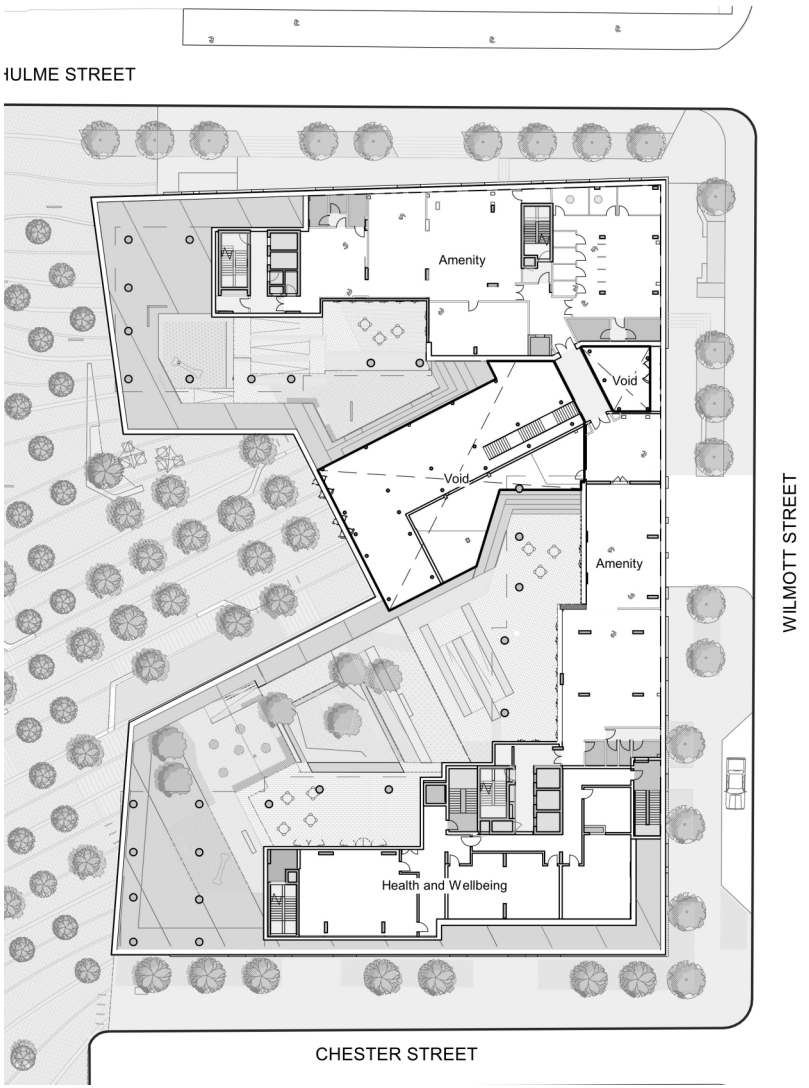
3.Condensor Units located to Block A,B,D

Condensor units are located in this area to supply to ground floor commercial units. Due to location landscape requires further development.

4. Penthouse Louvres

Penthouse louvres located on the roof terrace omitting large proportion of HRU Intake vents on the facade.

Consented Plan



Revised Plan



Z1- First Floor Plan

1. Amendment to Block A roof terrace

2. Amendment to the Block B roof terrace

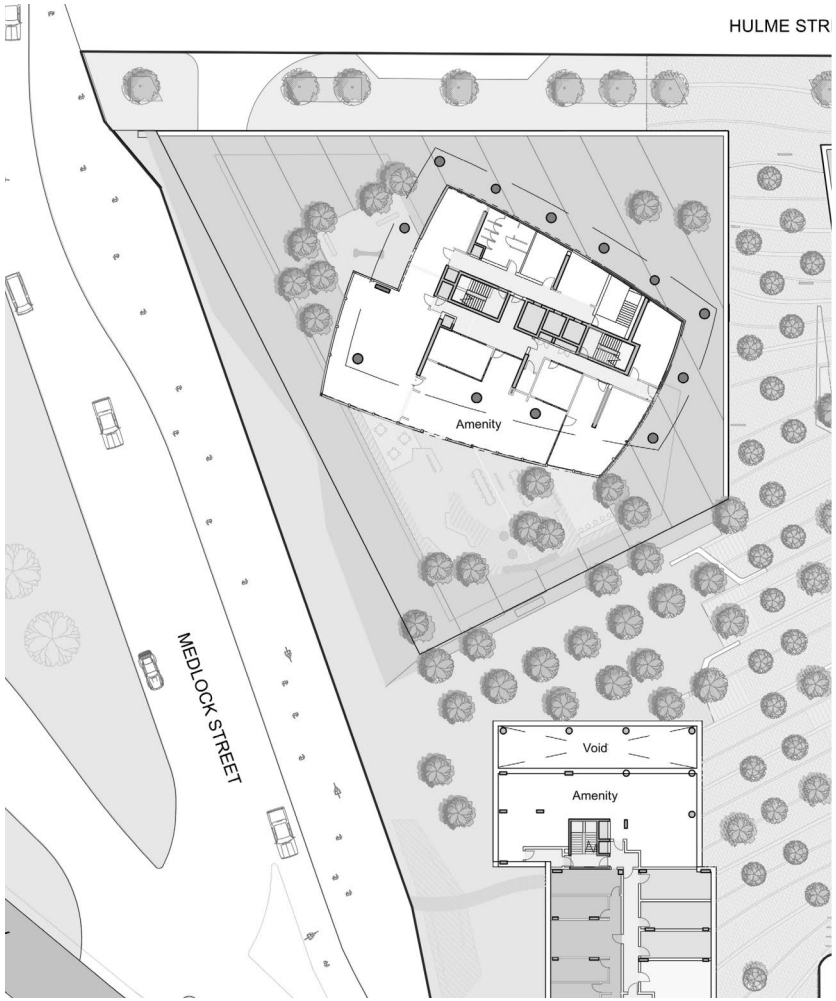
3. Condensor units added

4. Penthouse Louvres added

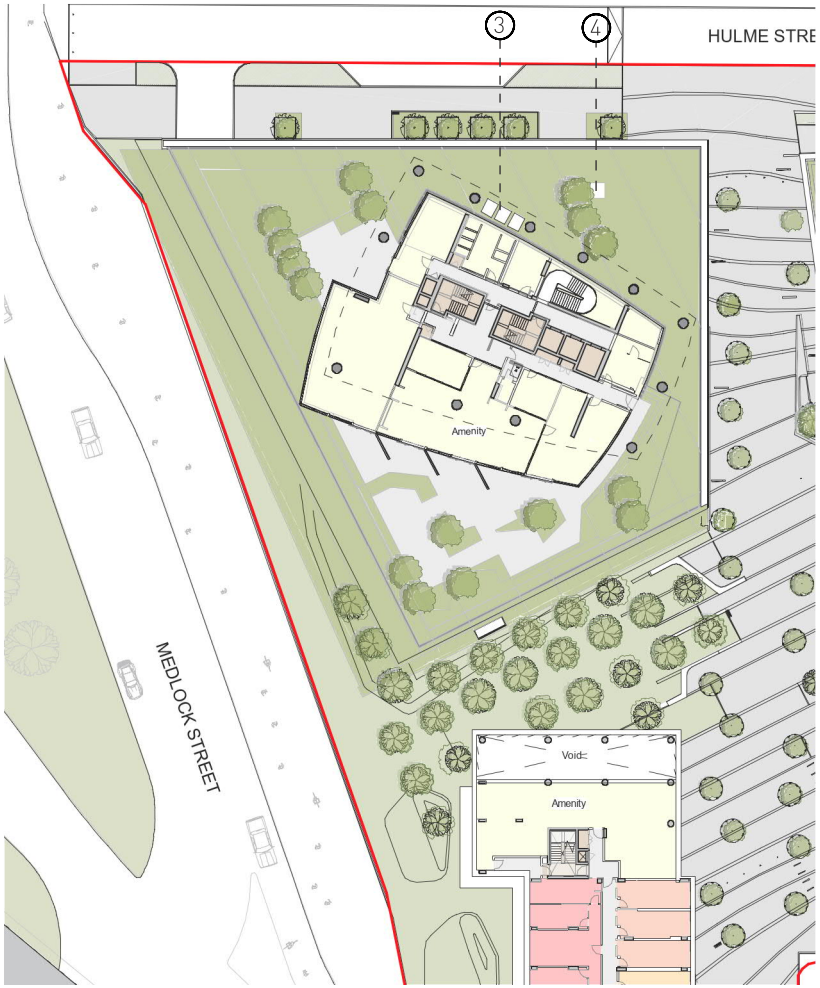
Drawing Revised:

10266-Z0-A-G100-PL-01-99001

Consented Plan



Revised Plan



ZD - Ground Floor Plan Revisions

3.

Condensor units added

4.

Penthouse Louvres added

Drawing Revised:

10266-Z0-A-G100-PL-01-99001



Drawing Revised:

10266-Z0-A-G100-PL-02-99001

Second Floor Plan Revisions

1.Amendment to Block A roof terrace

Residents landscape deck has been re-designed to rationalise the level changes and omit several ramps improving the extent of usable amenity space.

2.Additional Section of roof accessible to residents

Additional section of the roof has been made accessible to the residents. This provides more external amenity space and also visual connection to the Newcastle Street square improving upon the passive surveilance

3.Amendment to the Block B roof terrace

Residents landscape deck has been re-designed to rationalise the level changes and omit several ramps improving the extent of usable amenity space.

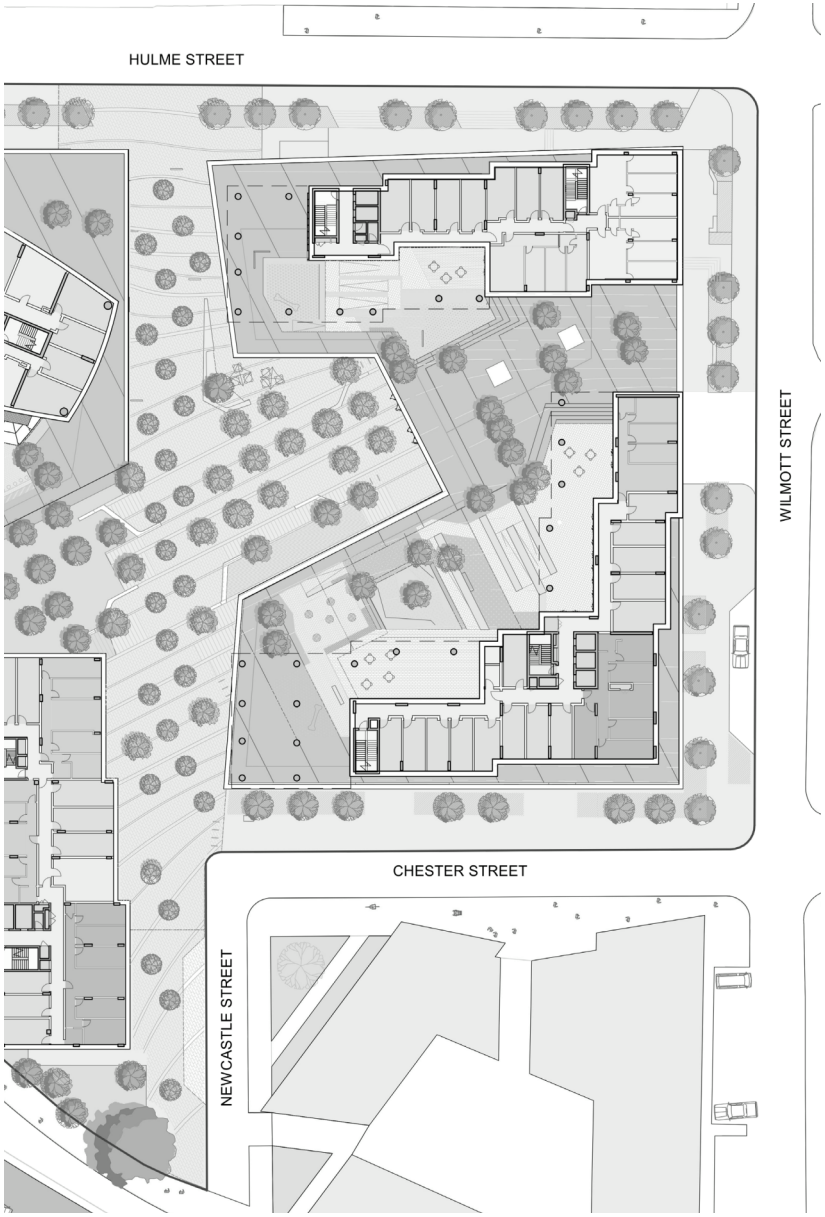
4.Penthouse Louvres added

Penthouse louvres located on the roof terrace omitting large proportion of Intake vents on the facade.

5.Condensor Units located to Block A,B,D

Condensor units are located in this area to supply to ground floor commercial units. Due to the location landscape design requires further development.

Consented Plan



Revised Plan



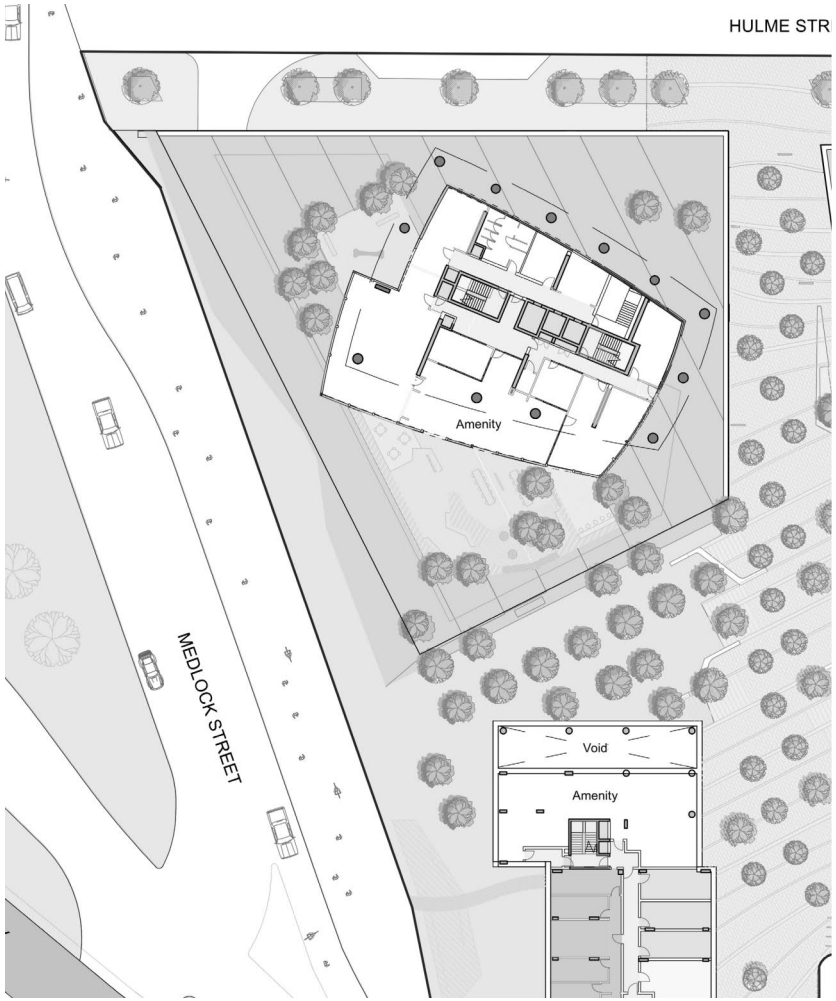
Z1- Second Floor Plan

1. Amendment to Block A roof terrace
2. Section of room accessible to residents
3. Amendment to the Block B roof terrace
4. Penthouse Louvres
5. Condensors Units located

Drawing Revised:

10266-Z0-A-G100-PL-02-99001

Consented Plan



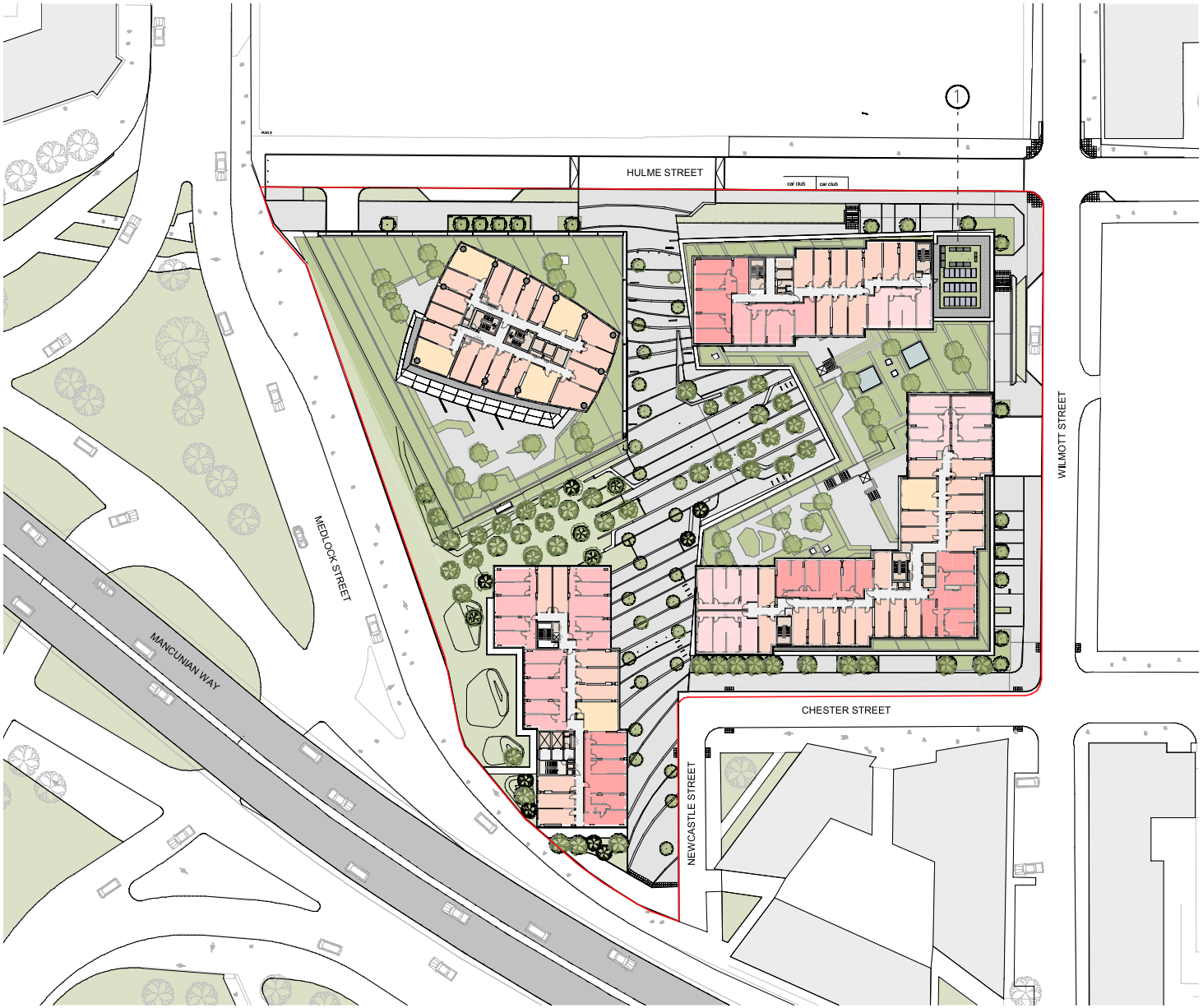
Revised Plan



ZD - Second Floor Plan Revisions

5.

Penthouse Louvres added

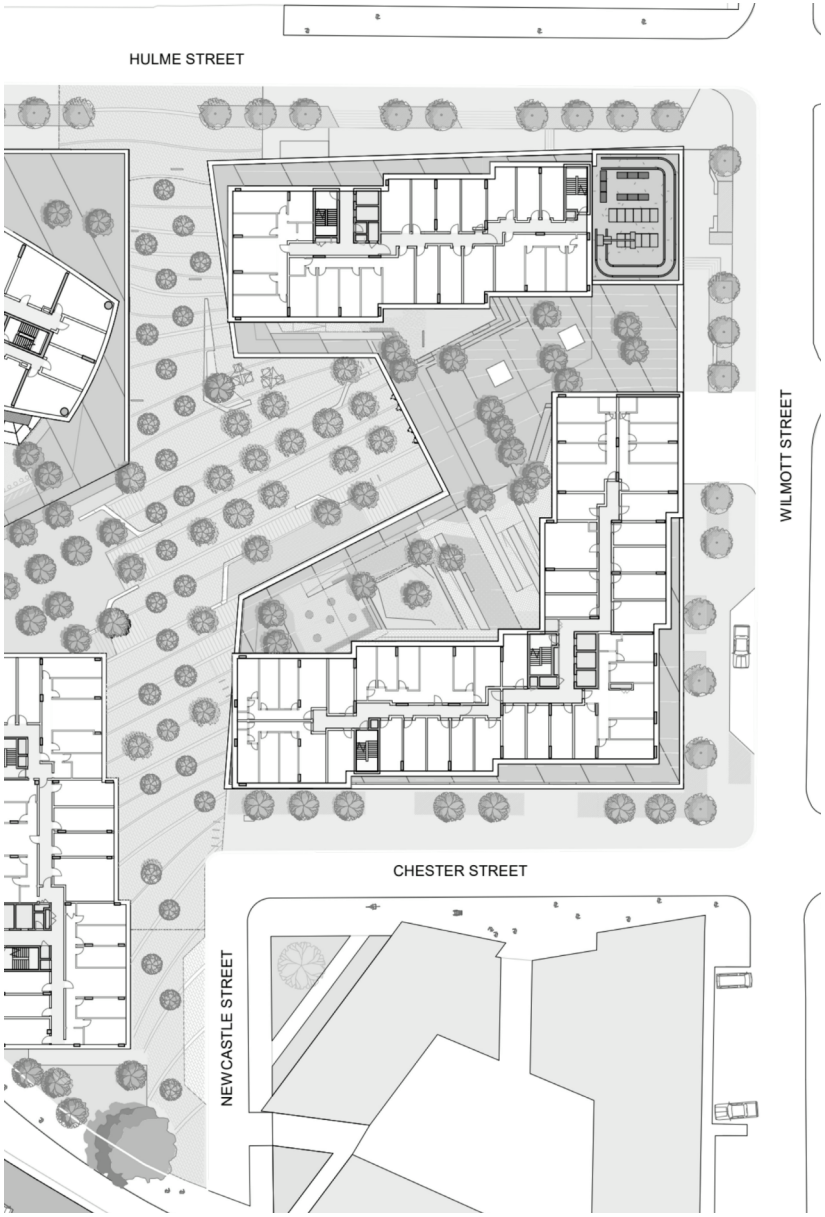


Level Ten Floor Plan Revisions

1. Amendment to Block A roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted.

Consented Plan



Revised Plan



ZA & ZB- Level Ten Floor Plan

1. Amendment to Block A Roof layout

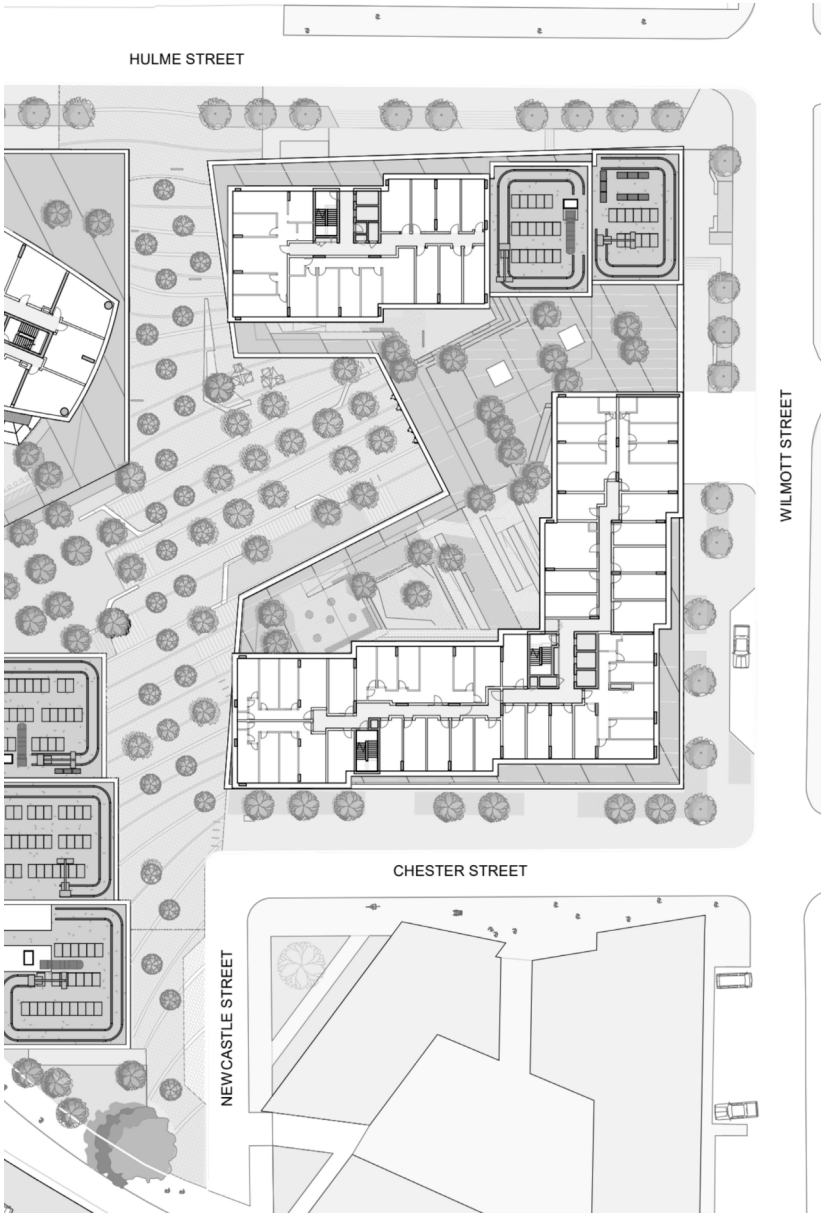


Level Seventeen Floor Plan Revisions

1. Amendment to Block A roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted.

Consented Plan

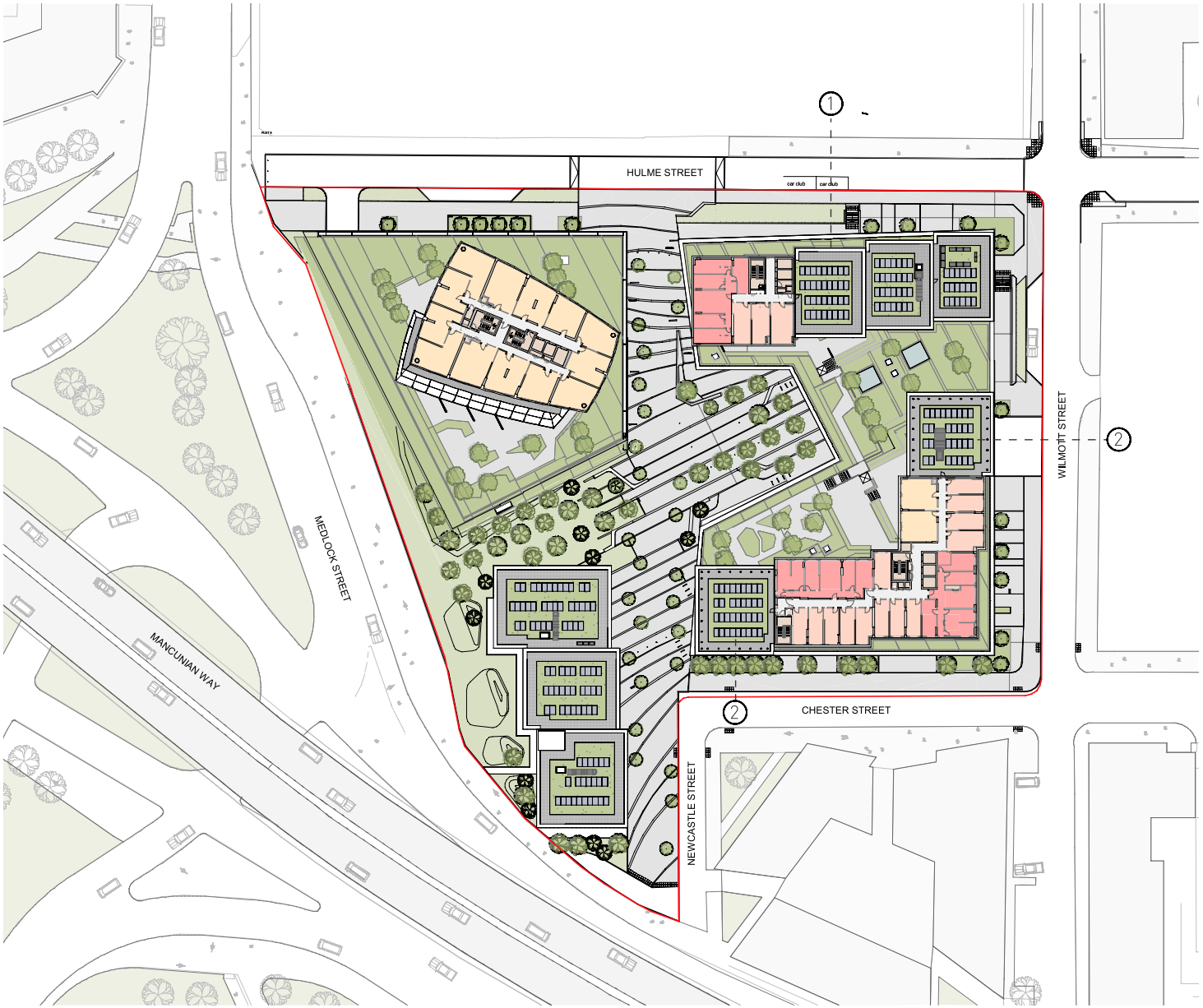


Revised Plan



ZA & ZB- Level Seventeen Floor Plan

1. Amendment to Block A Roof layout



Level Twenty-One Floor Plan Revisions

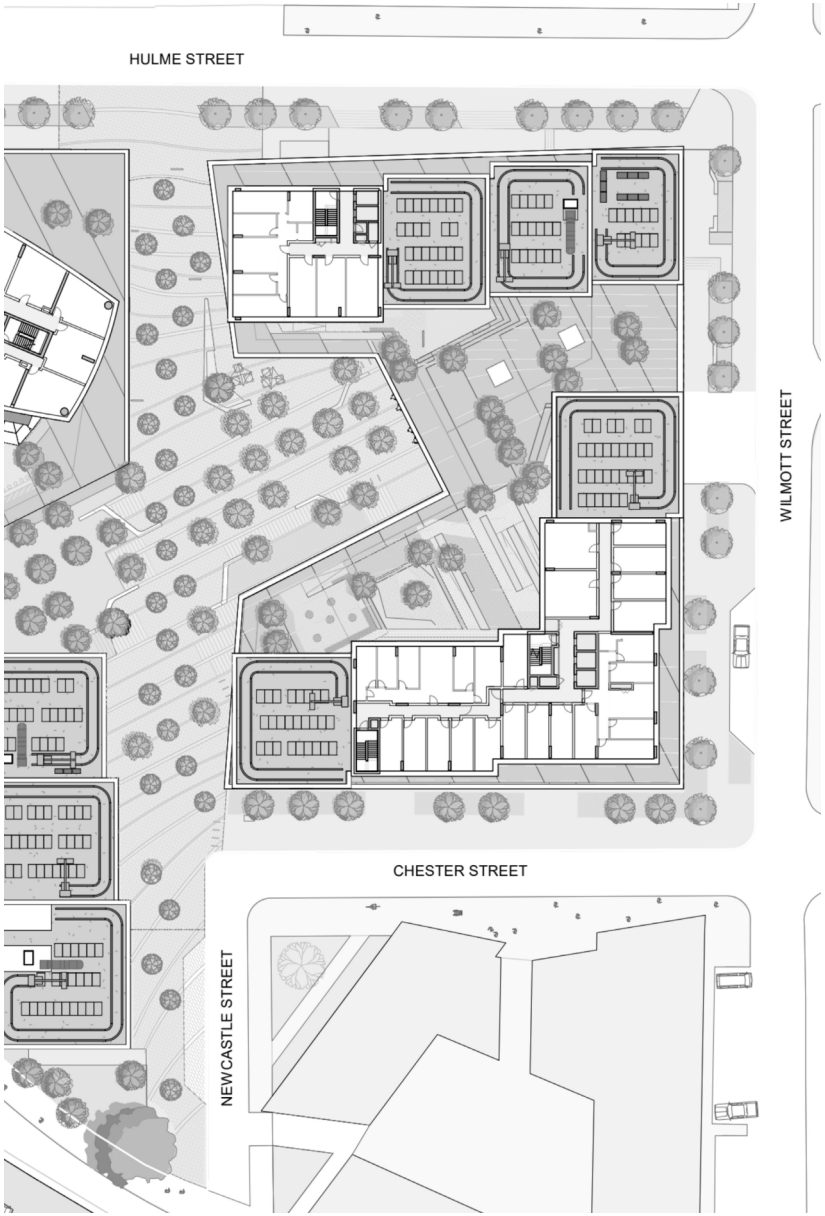
1. Amendment to Block A roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted.

2. Amendment to Block B roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted.

Consented Plan



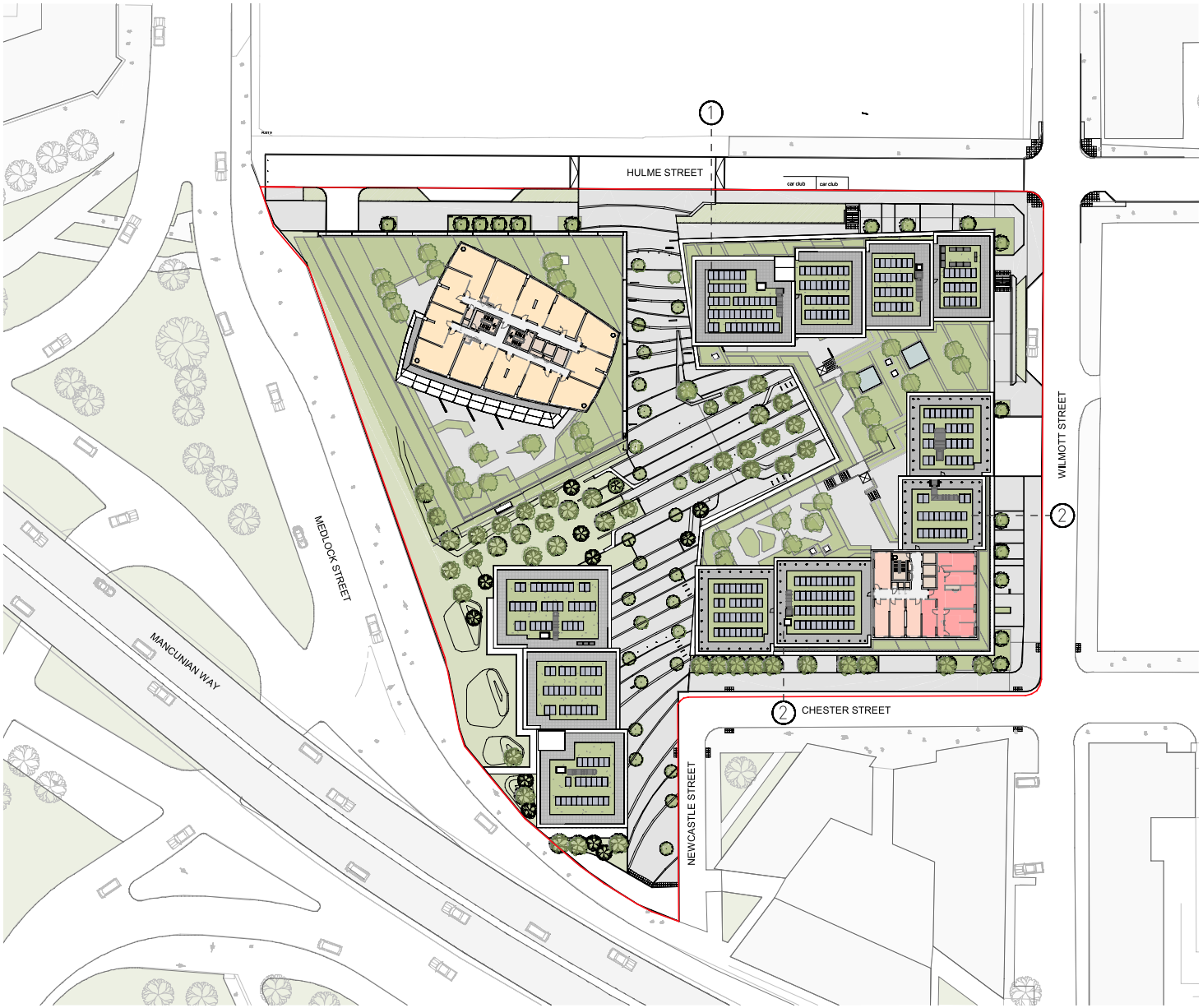
Revised Plan



ZA & ZB- Level Twenty-One Floor Plan

1.
Amendment to Block A Roof layout

2.
Amendment to Block B roof layout



Level Twenty-Five Floor Plan Revisions

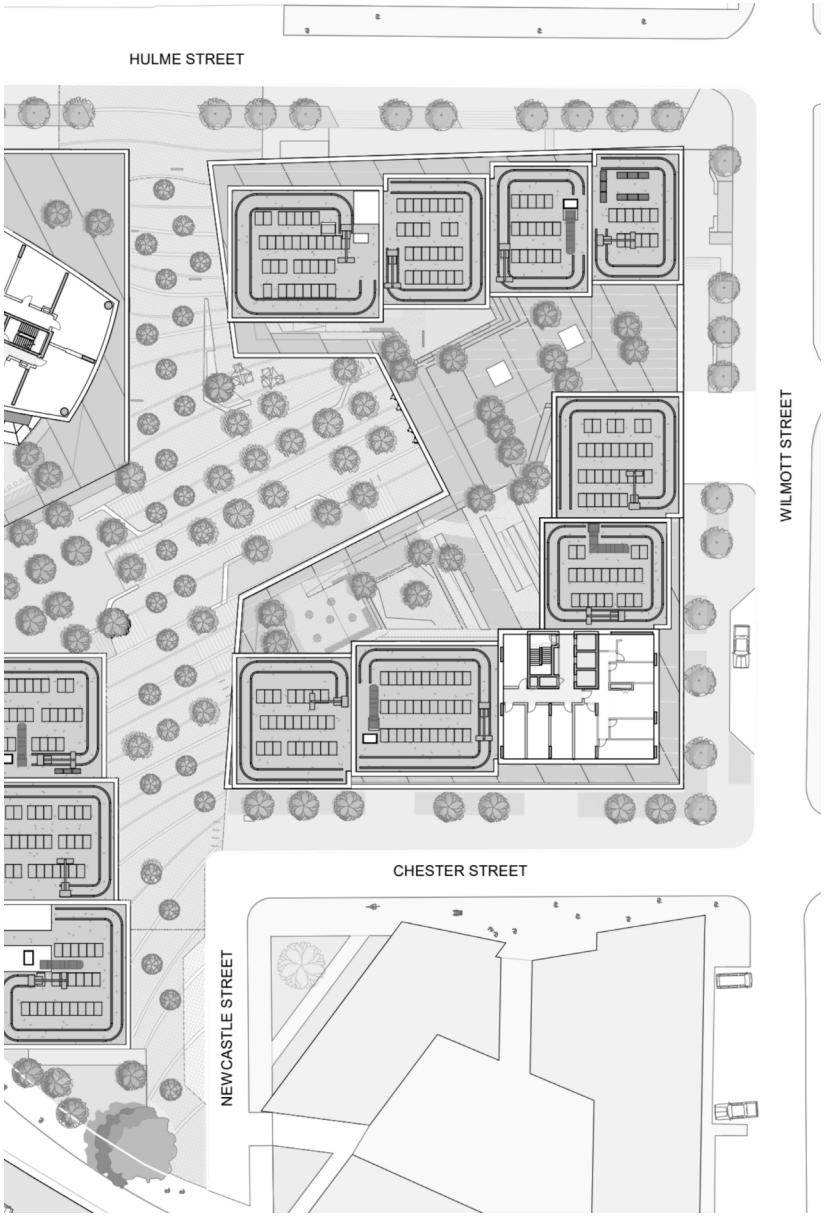
1. Amendment to Block A roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted. The core has been developed with the lift overruns being at two different hieghts for accessibility.

2. Amendment to Block B roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted.

Consented Plan



Revised Plan



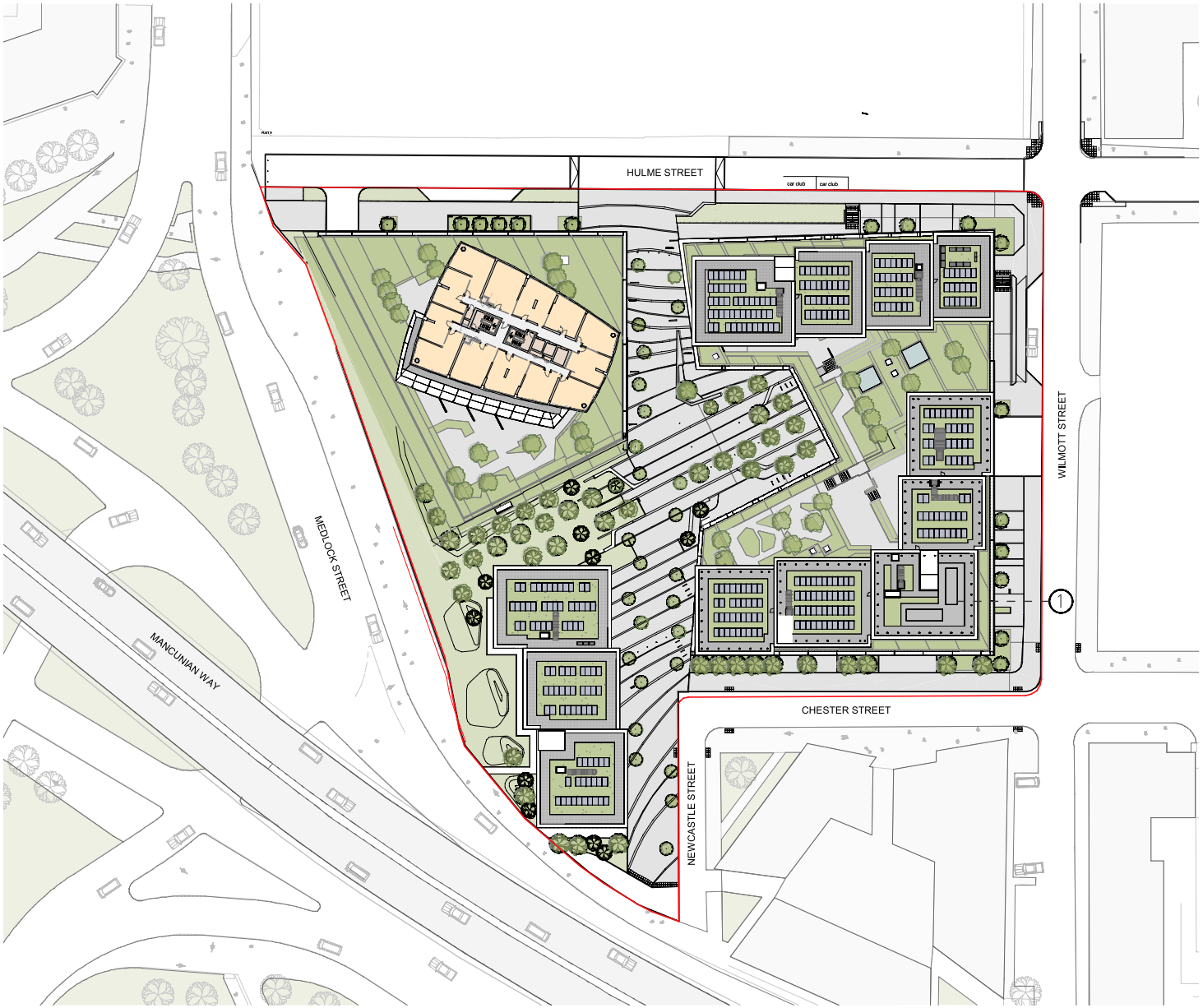
ZA & ZB- Level Twenty-Five Floor Plan

1.

Omitted BMU system and amendment to Block A Roof layout

2.

Omitted BMU system and amendment to Block B roof layout

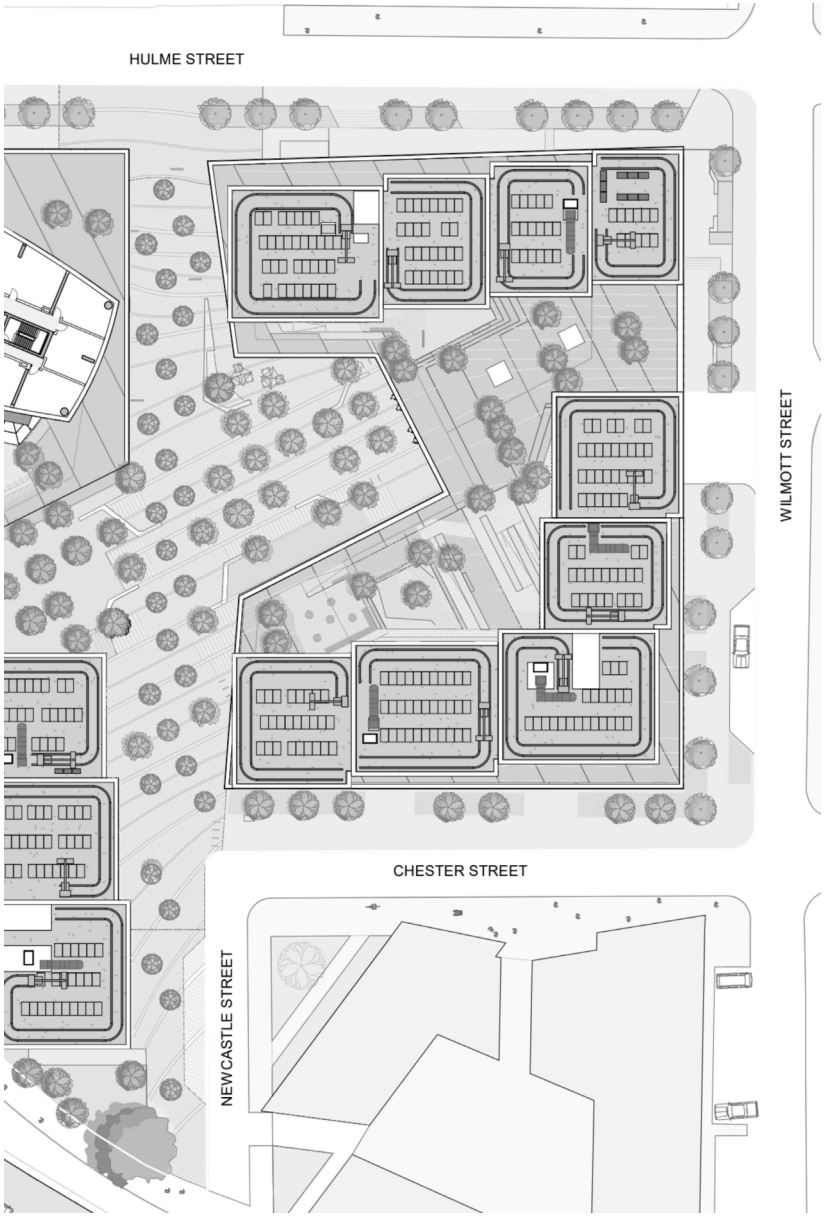


Level Twenty-Six Floor Plan Revisions

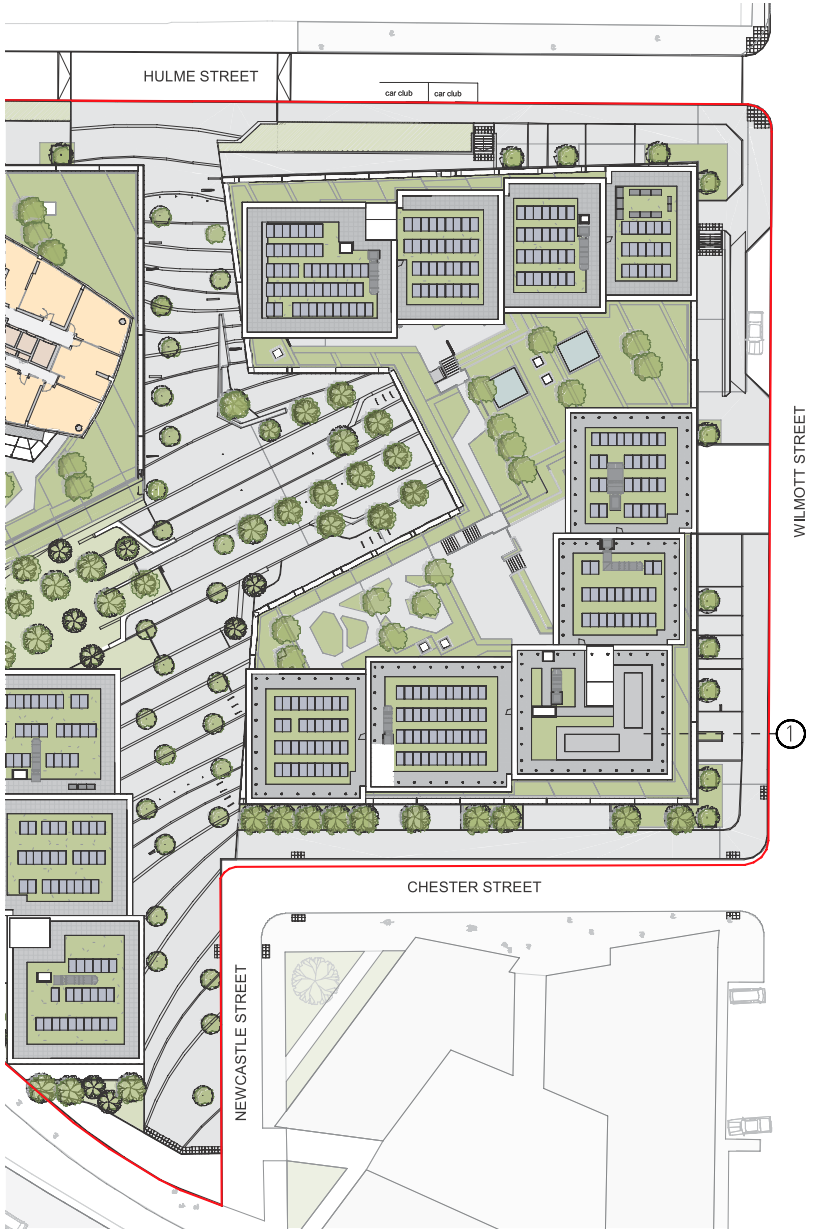
1. Amendment to Block B roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted. Following design development the ASHP has been incorporated and developed. AOV hatch has been relocated and an additional hatch has been integrated.

Consented Plan



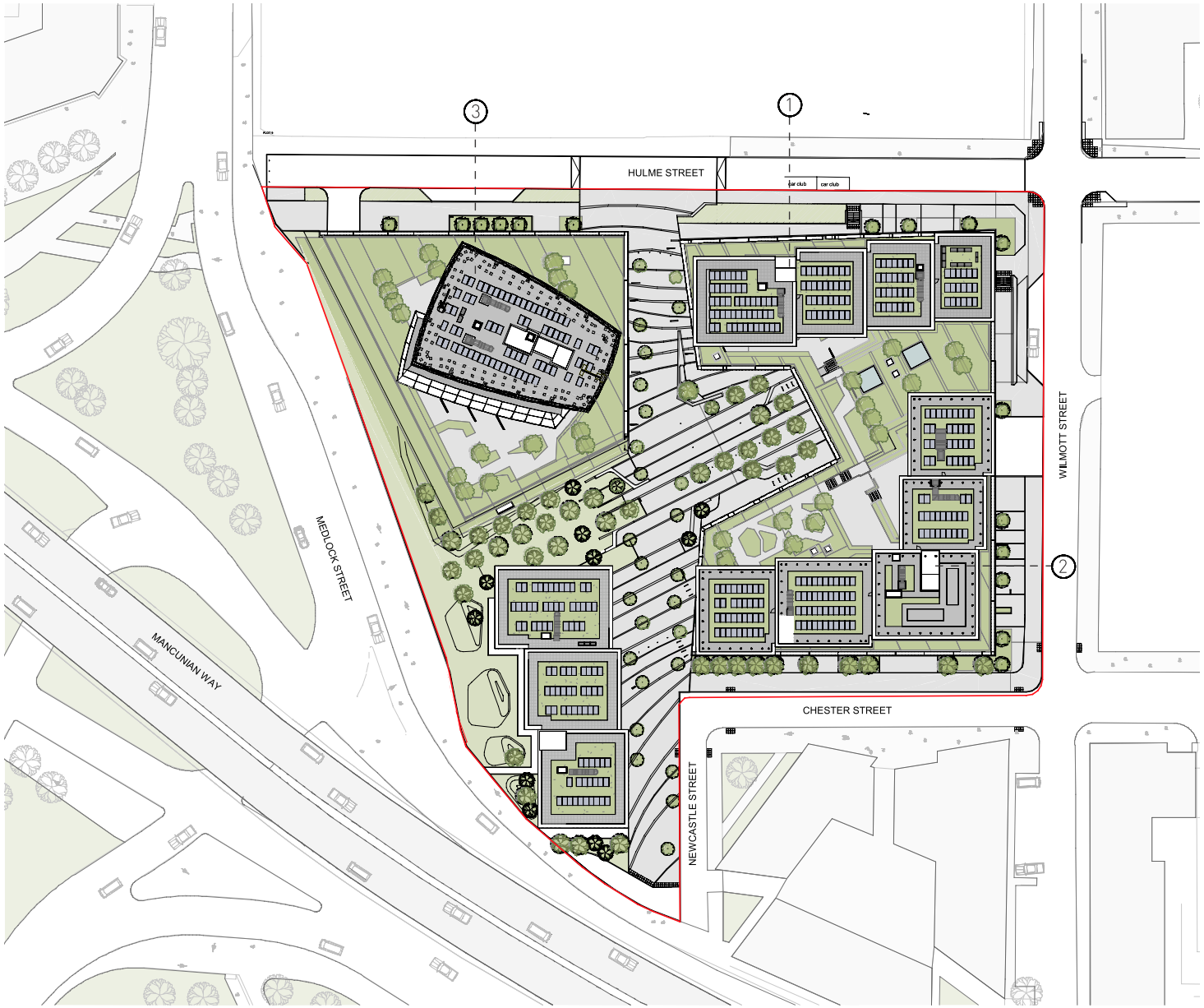
Revised Plan



ZB- Level Twenty-Six Floor Plan

1.

Following design development ASHP has been incorporated and AOV hatches has been moved and an additional has been included.



Roof Plan Revisions

1. Amendment to Block A roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted. The core has been developed with the lift overruns being at two different hieghts for accessibility.

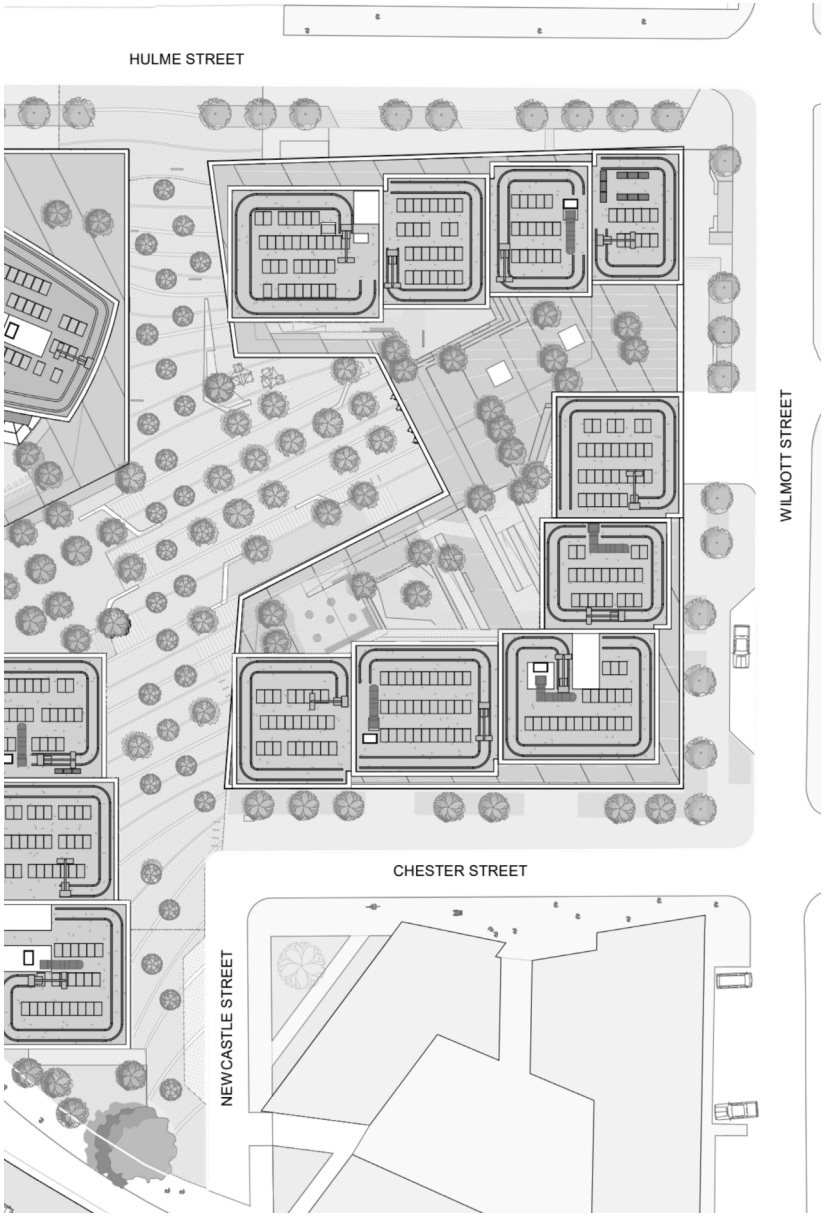
2. Amendment to Block B roof

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted. From design development additional Smoke Shaft has been added. Further development to ASHP and positioning of AOV.

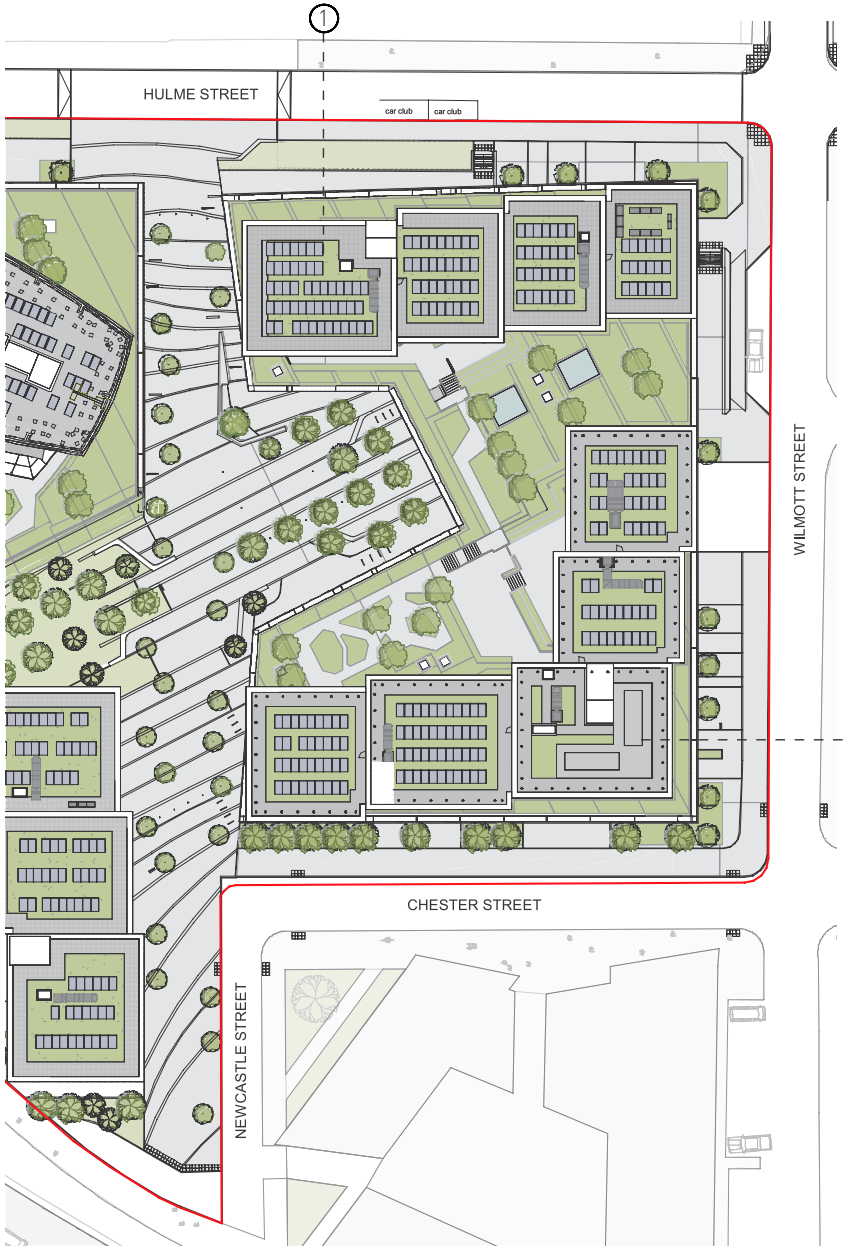
3. Amendment to Block D roof

From design development, the core has ben developed along with the positioning of the AOV hatches.

Consented Plan



Revised Plan



ZA & ZB - Roof Floor Plan

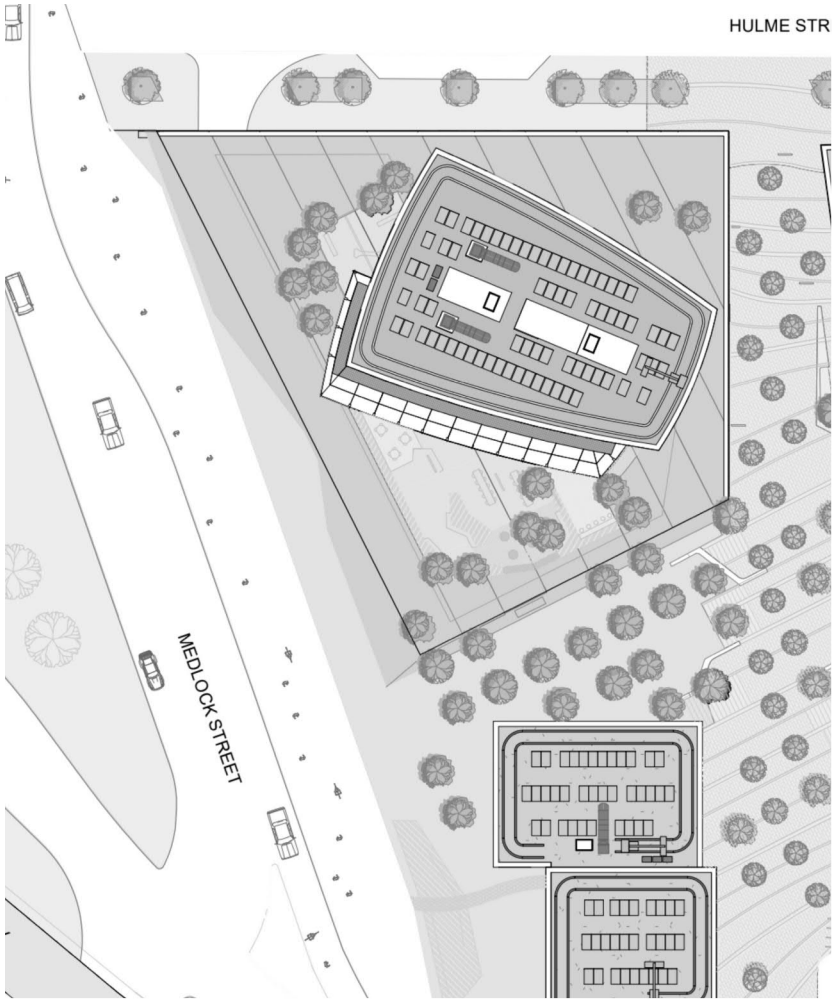
1.

Roof layout has been developed, allowing access around the bio-solar roof for maintance and access. BMU system omitted.

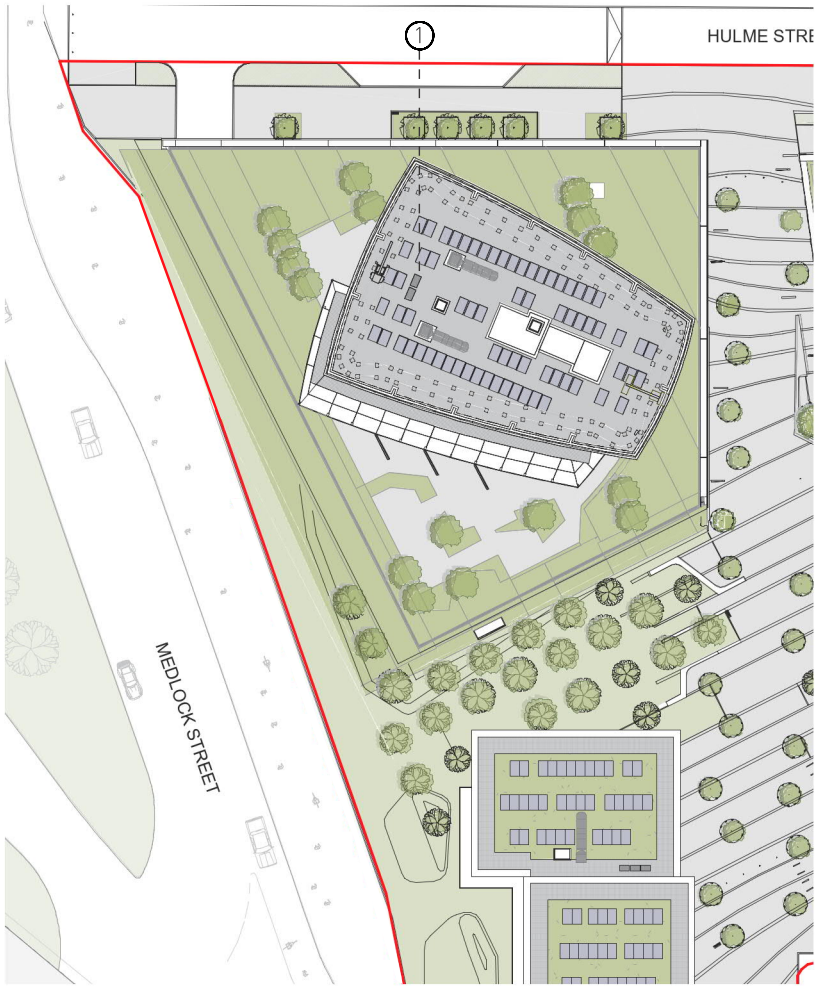
2.

Following design development ASHP has been incorporated and AOV hatches has been moved and an additional has been included.

Consented Plan



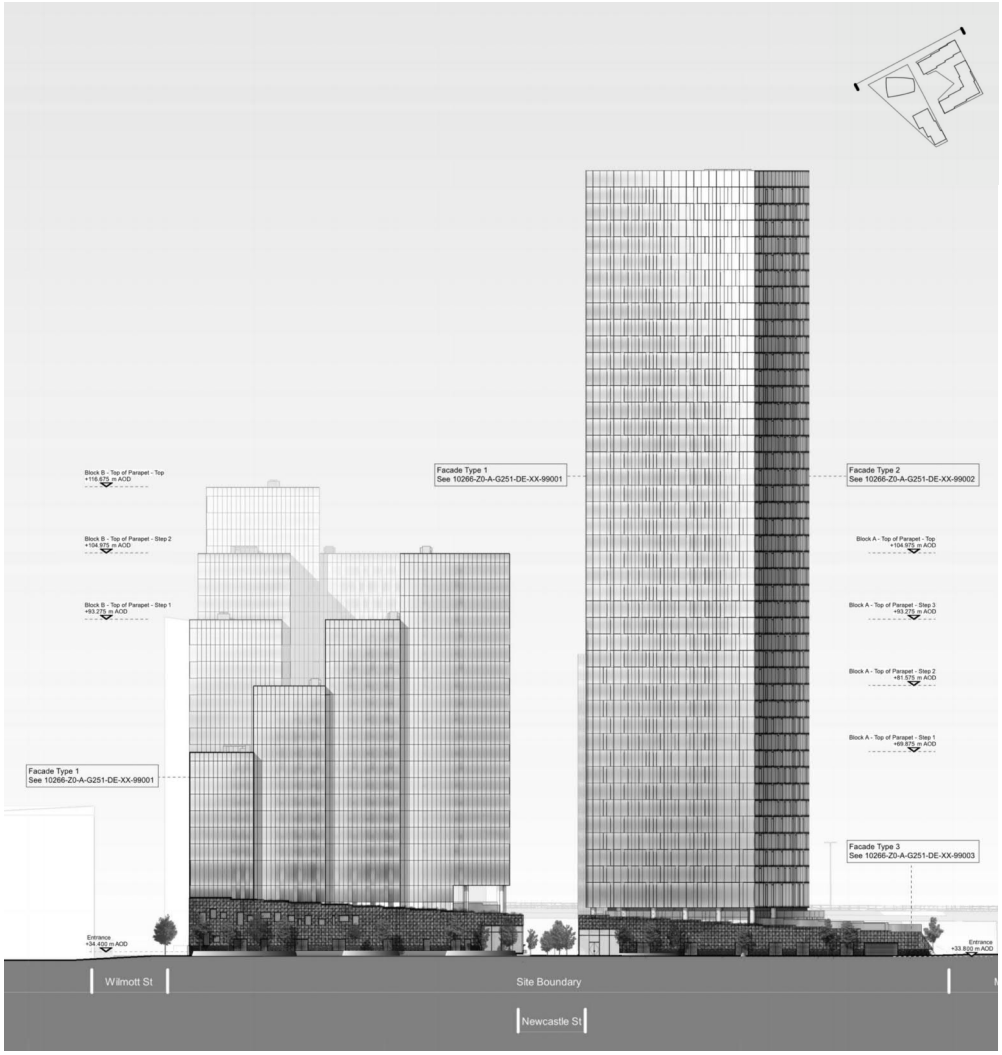
Revised Plan



ZD- Level Roof Plan

1.

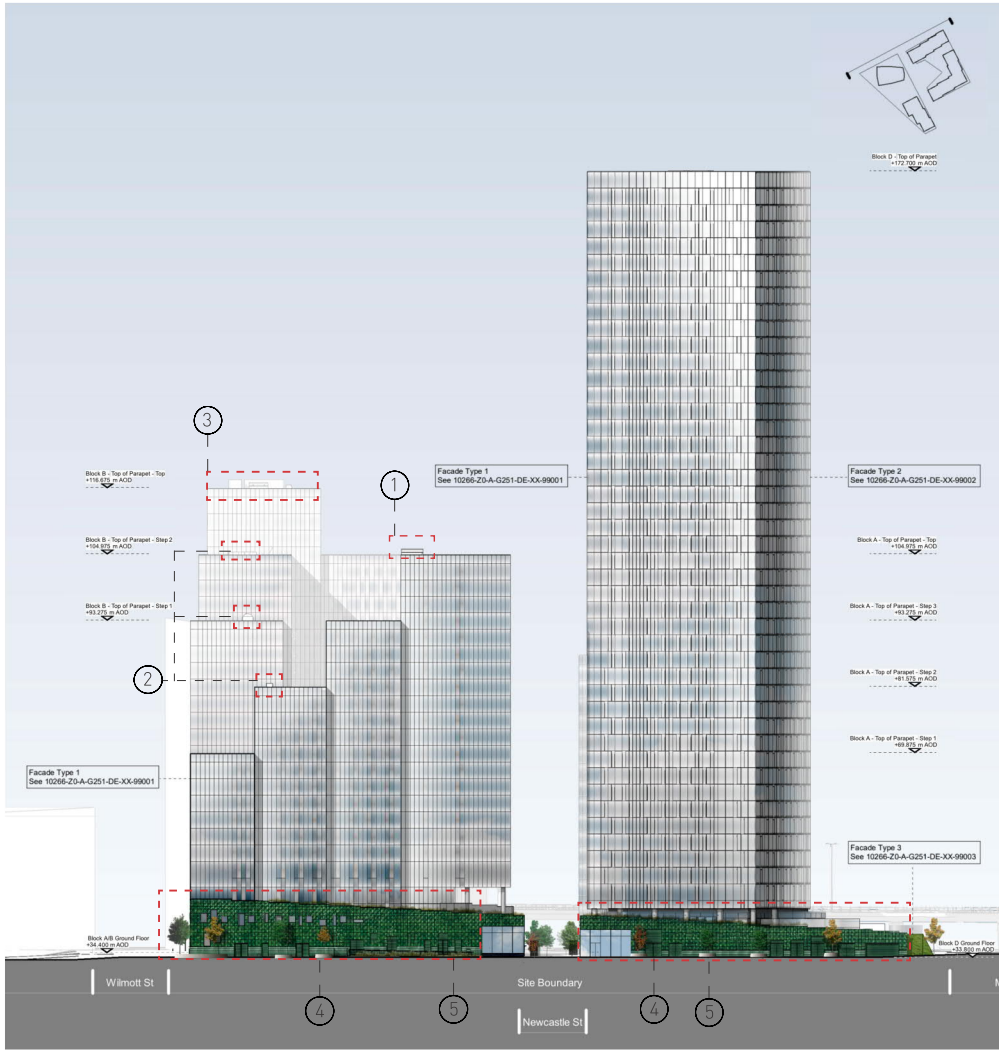
From design development, the core has ben developed along with the positioning of the AOV hatches.



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EN-99001



Revised Elevation

Amendments:

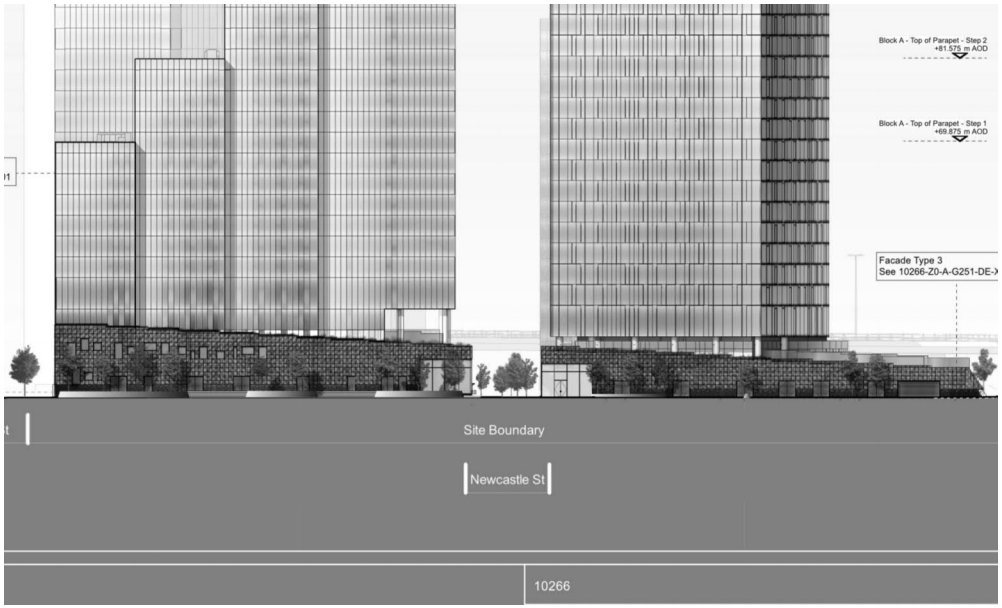
1.Lift overrun increased in height following design development

2.Smoke Shaft positioning and size changed following design development

3.Lift Overrun increased in height and ASHP increased in height following design development

4.Windows positioning updated, Intake louvre panels omitted, louvre sizes and positions updated following design development

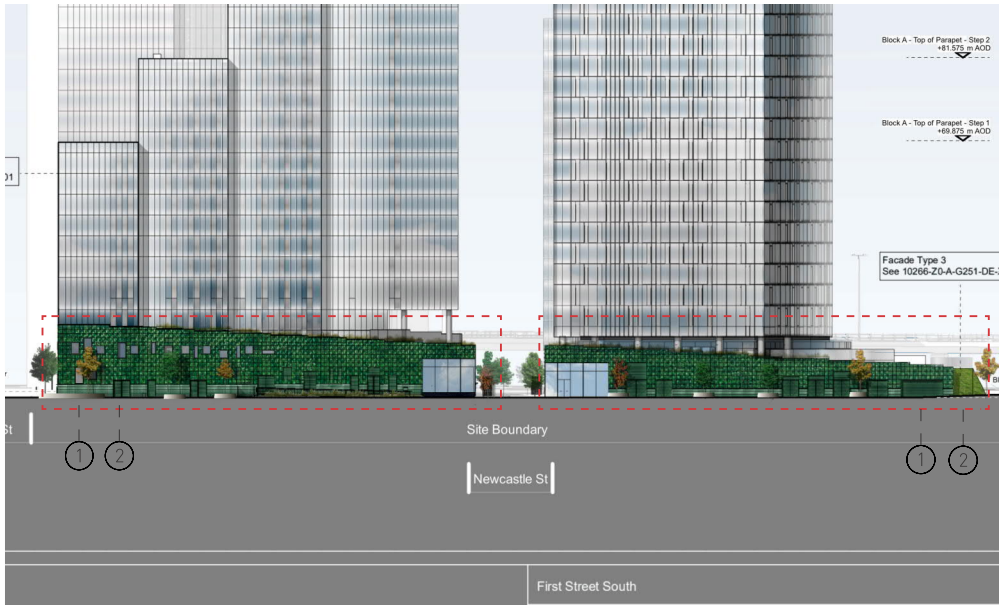
5.Planters and trees along Hulme and Newcastle street adjusted to avoid easements



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EN-99001



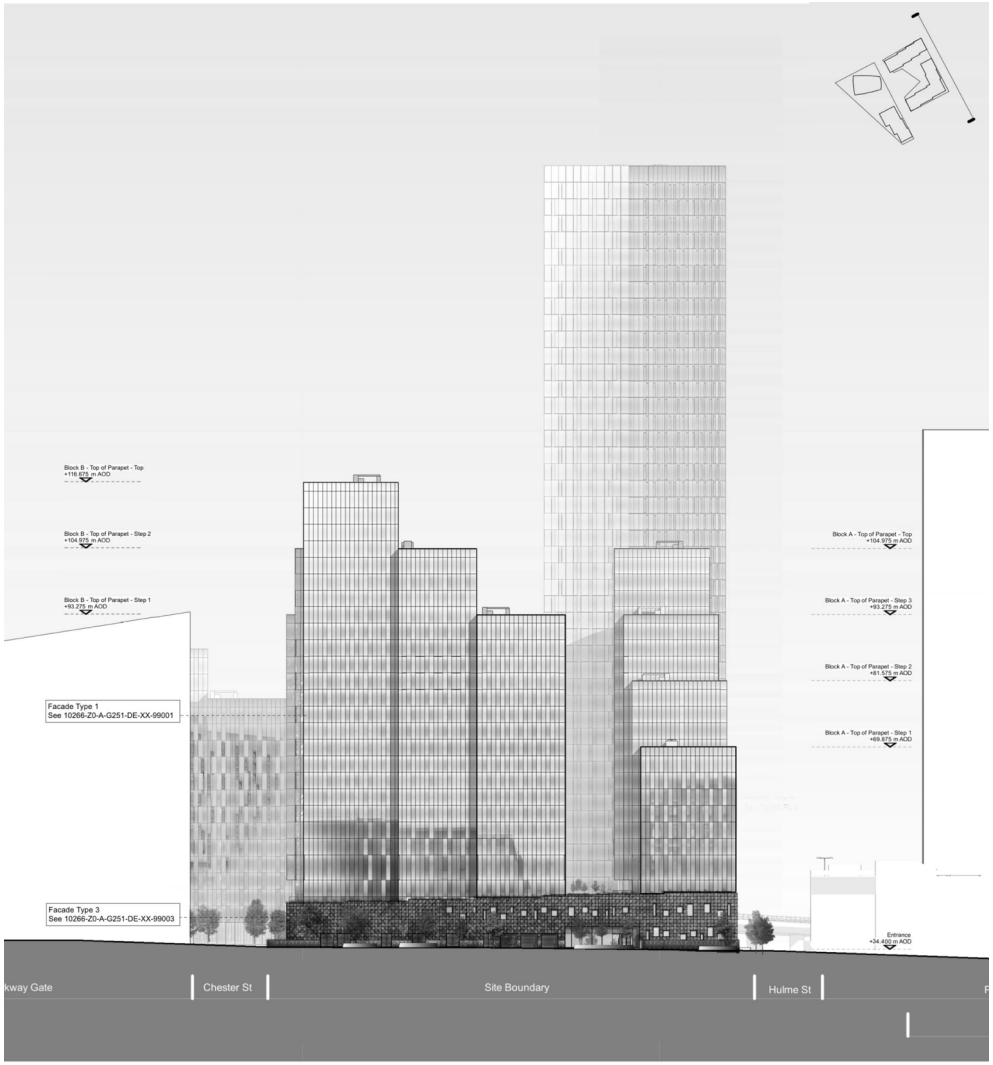
Revised Elevation

Amendments:

Podium

1.Windows positioning updated, louvre panels omitted and louvre sizes and positions updated following design development

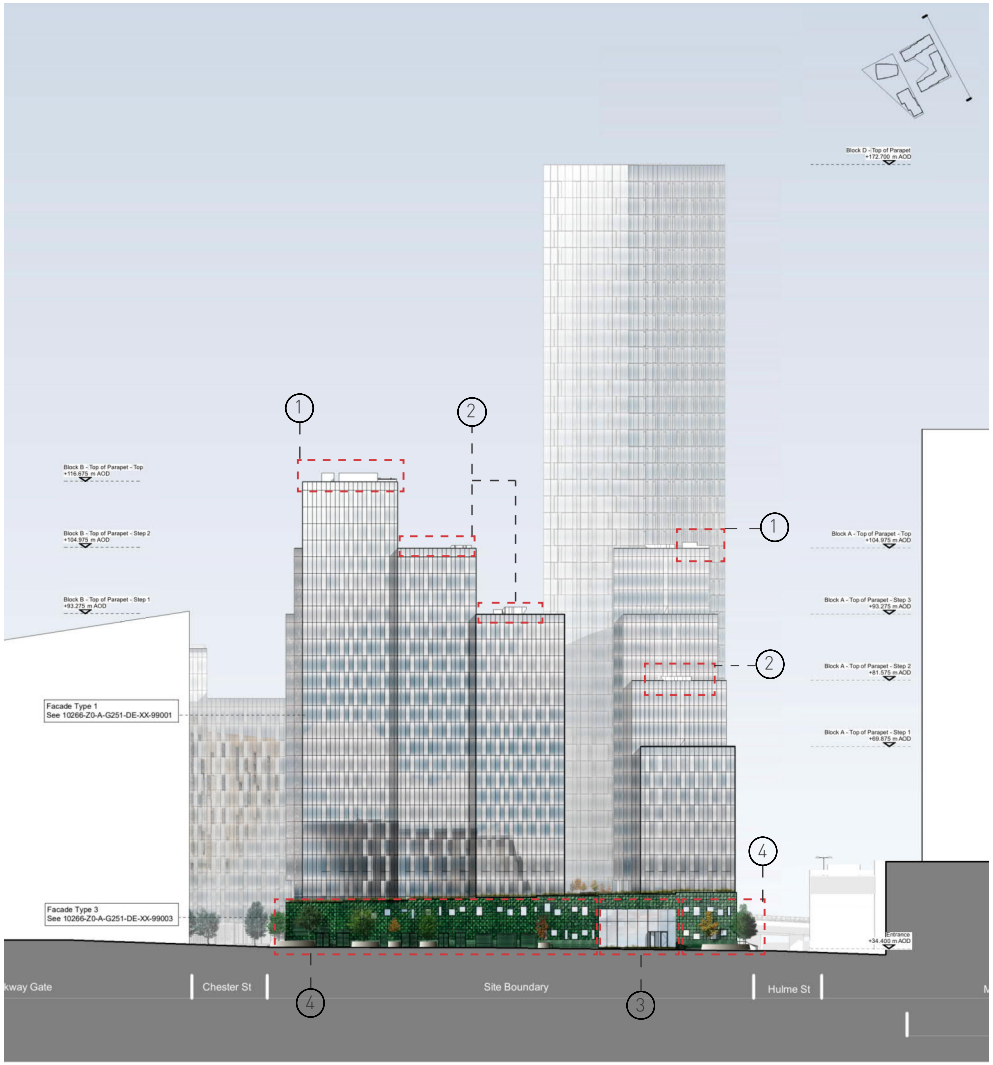
2.Planters and trees along Hulme and Newcastle street adjusted to avoid easements



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EE-99001



Revised Elevation

Amendments:

Building A & B

1.Lift Overrun and ASHP increased in height following design development

2.Smoke Shaft increased in height following design development

Podium

3.Main entrance position and size updated following design development

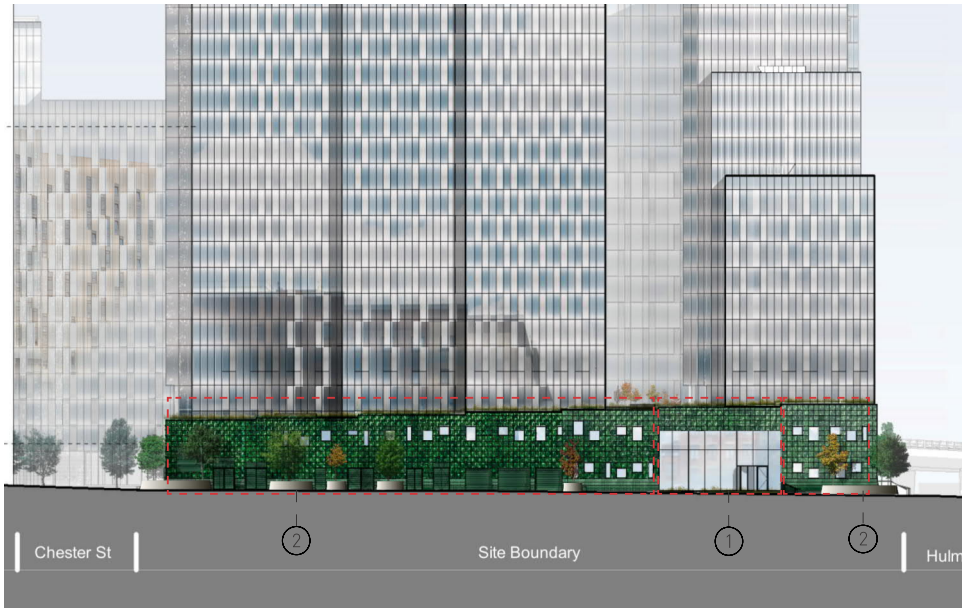
4.Window and planters position change along Wilmott Street following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EE-99001



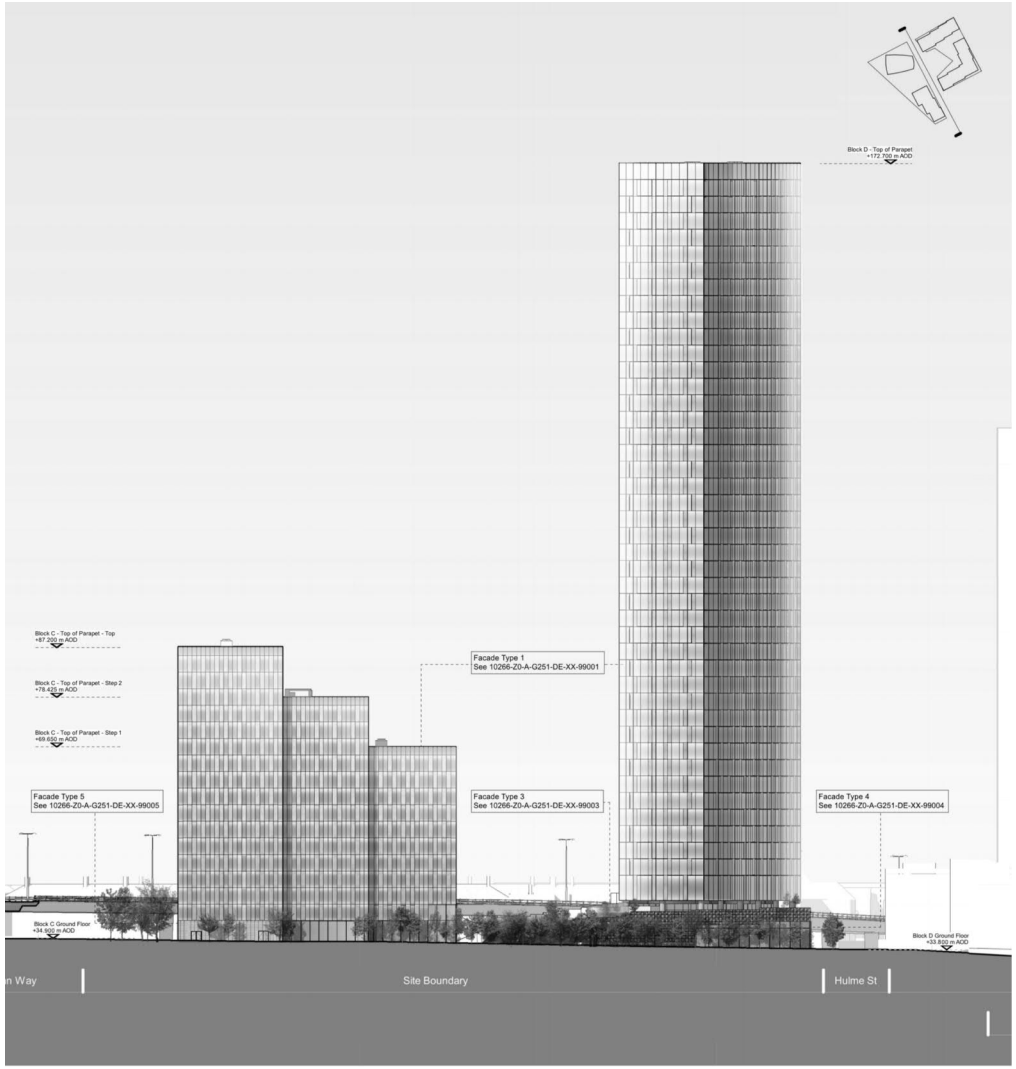
Revised Elevation

Amendments:

Podium

1.Main entrance position and size updated following design development

2.Window and planters position change along Wilmott Street and size updated following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EE-99002



Revised Elevation

Amendments:

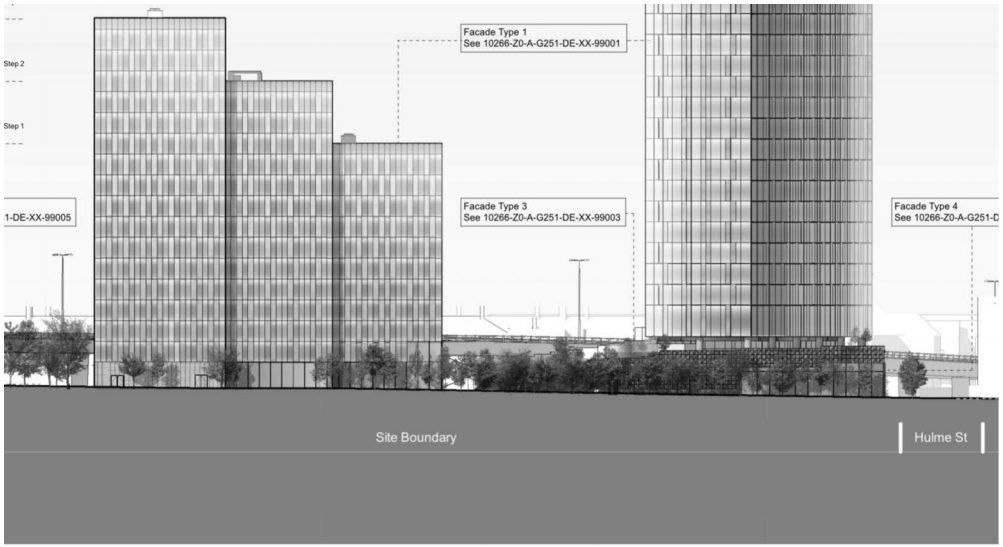
Building C

1.Lift Overrun increased in height following design development

Block D Podium

2.Window and doors positions updated following deign development

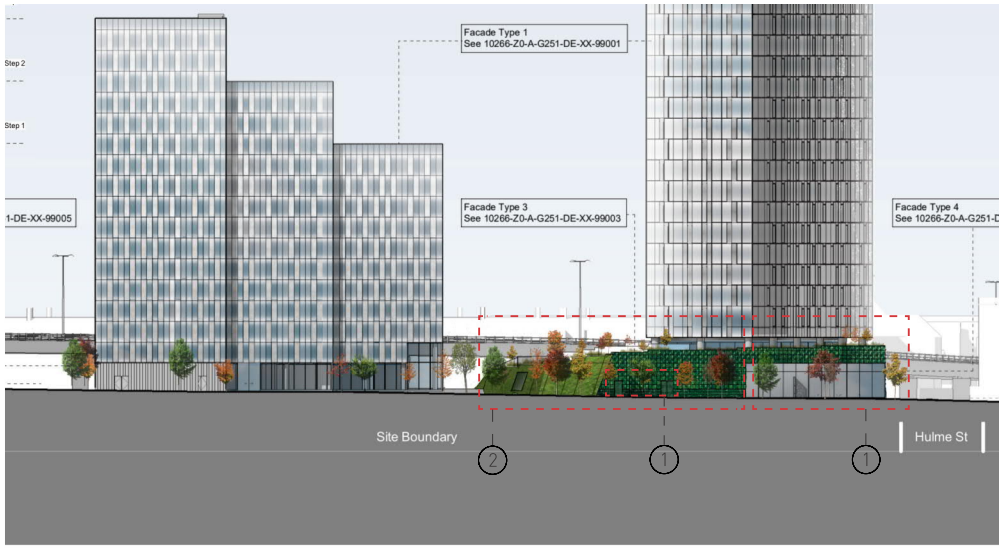
3. Tree positioning updated following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EE-99002



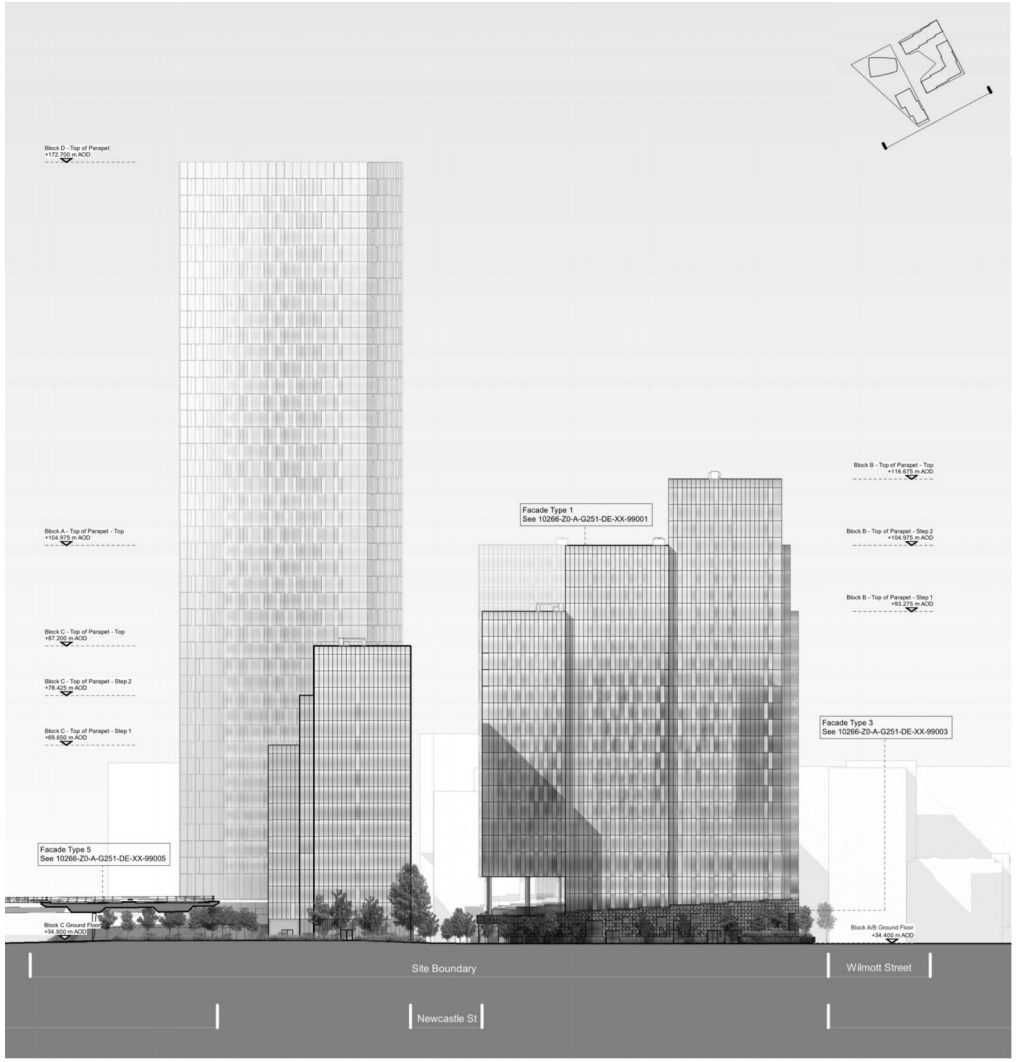
Revised Elevation

Amendments:

Block Podium

1.Window and doors updated following deign development

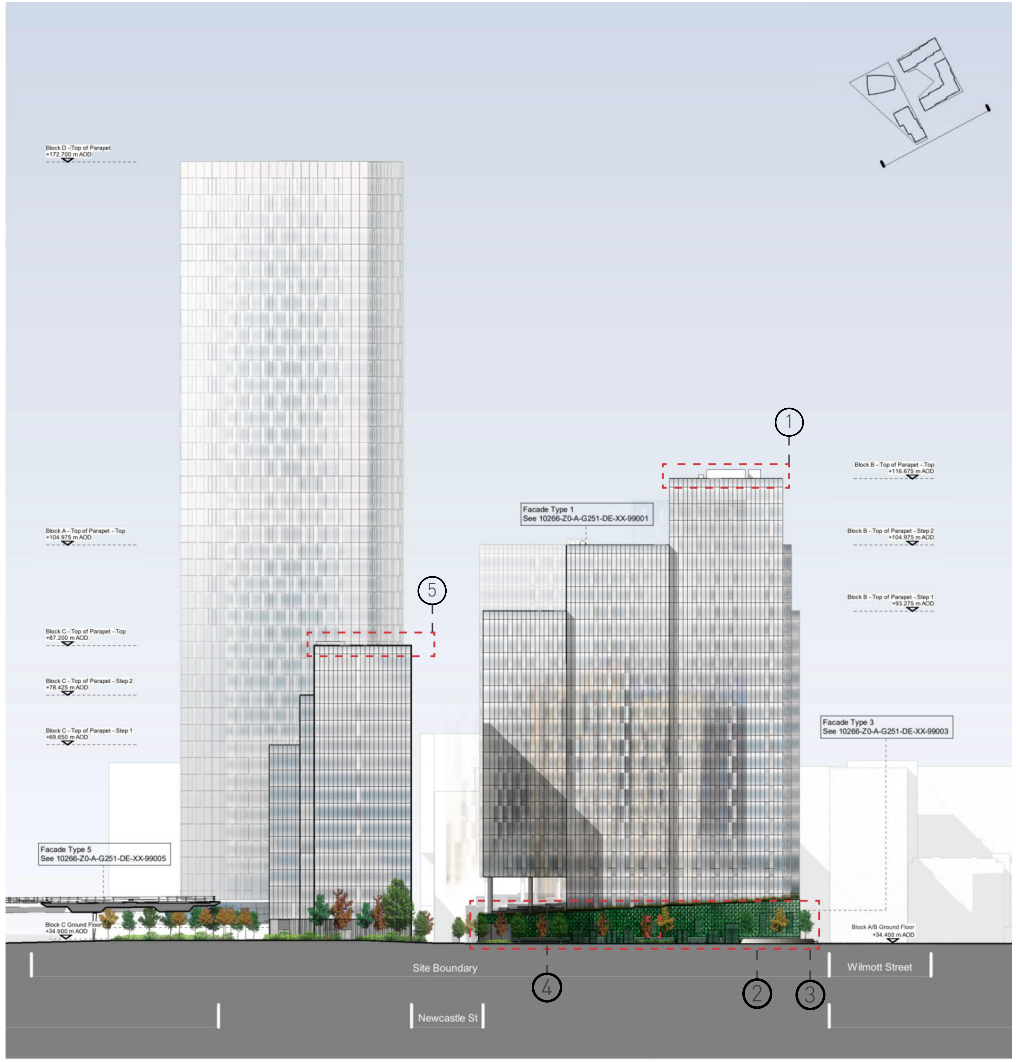
2. Tree positioning updated following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-ES-99001



Revised Elevation

Amendments:

Building B

1.Lift Overrun and ASHP increased in height following design development

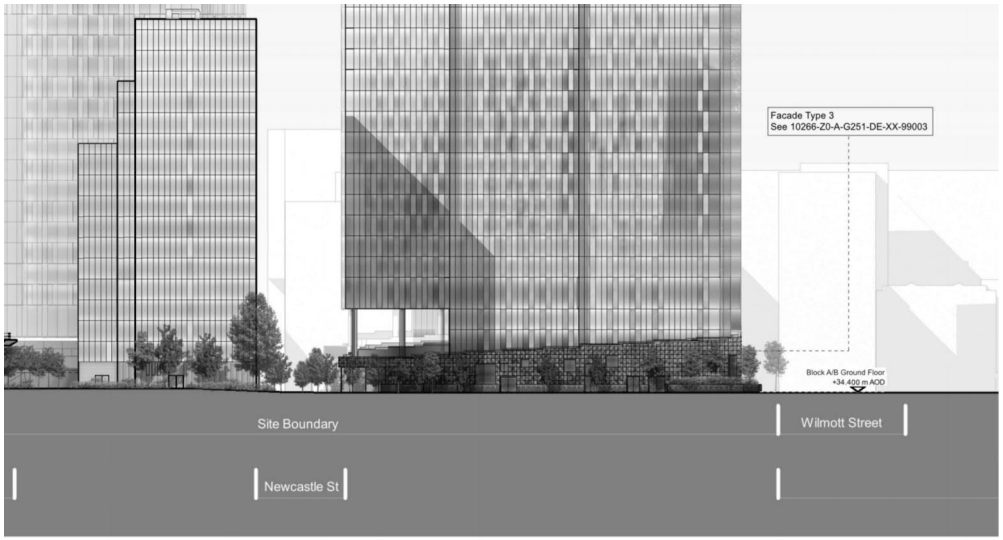
2.Updated door and vent positioning following deign development

3.Trees and Planters updated following design development

4.Condensors added following design development

Building C

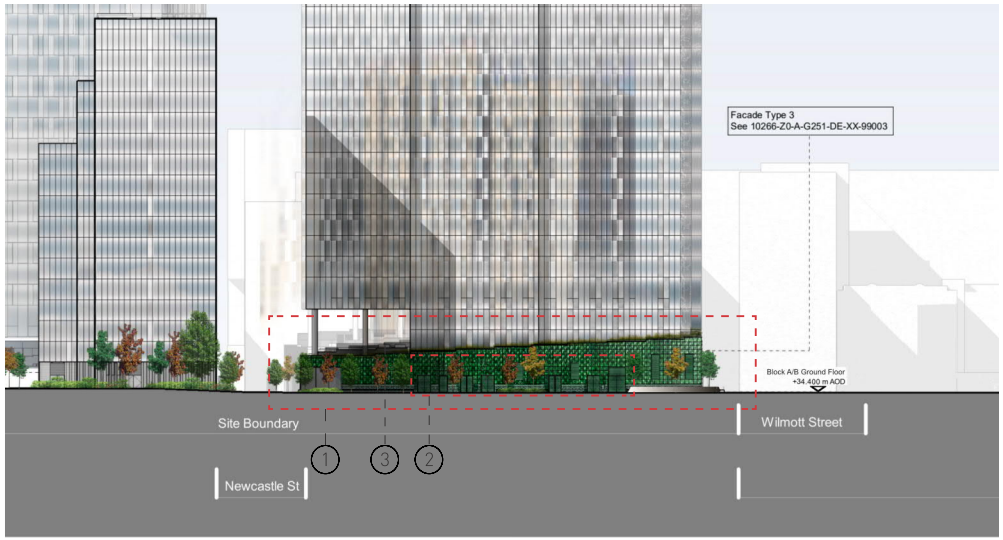
5.Lift Overrun increased in height following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-ES-99001



Revised Elevation

Amendments:

Podium

1.Updated door positions, omitted vents and updated vent positioning following deign development

2.Trees and Planters updated following design development

3.Condensors added following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EW-99001



Revised Elevation

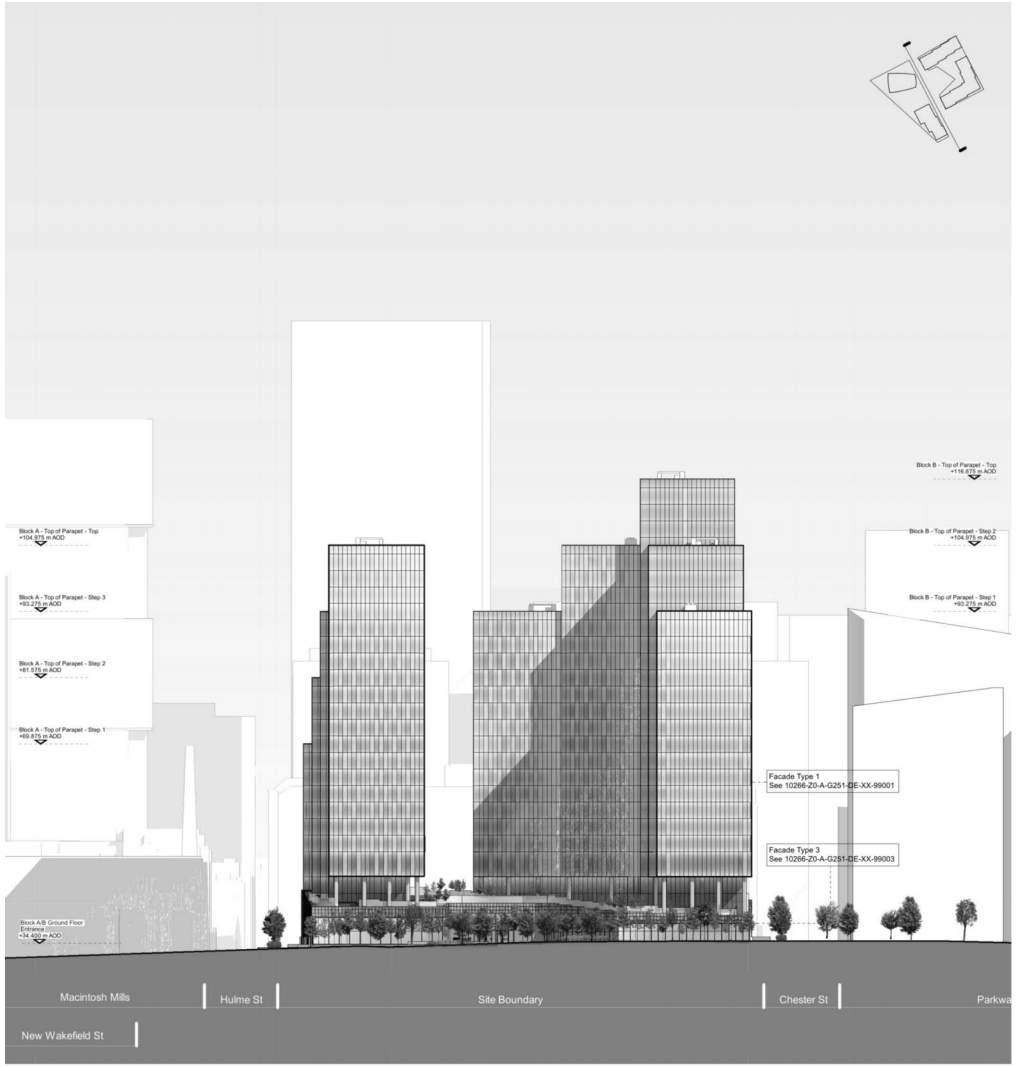
Amendments:

Building B

1.Lift Overrun and ASHP increased in height following design development

Building C

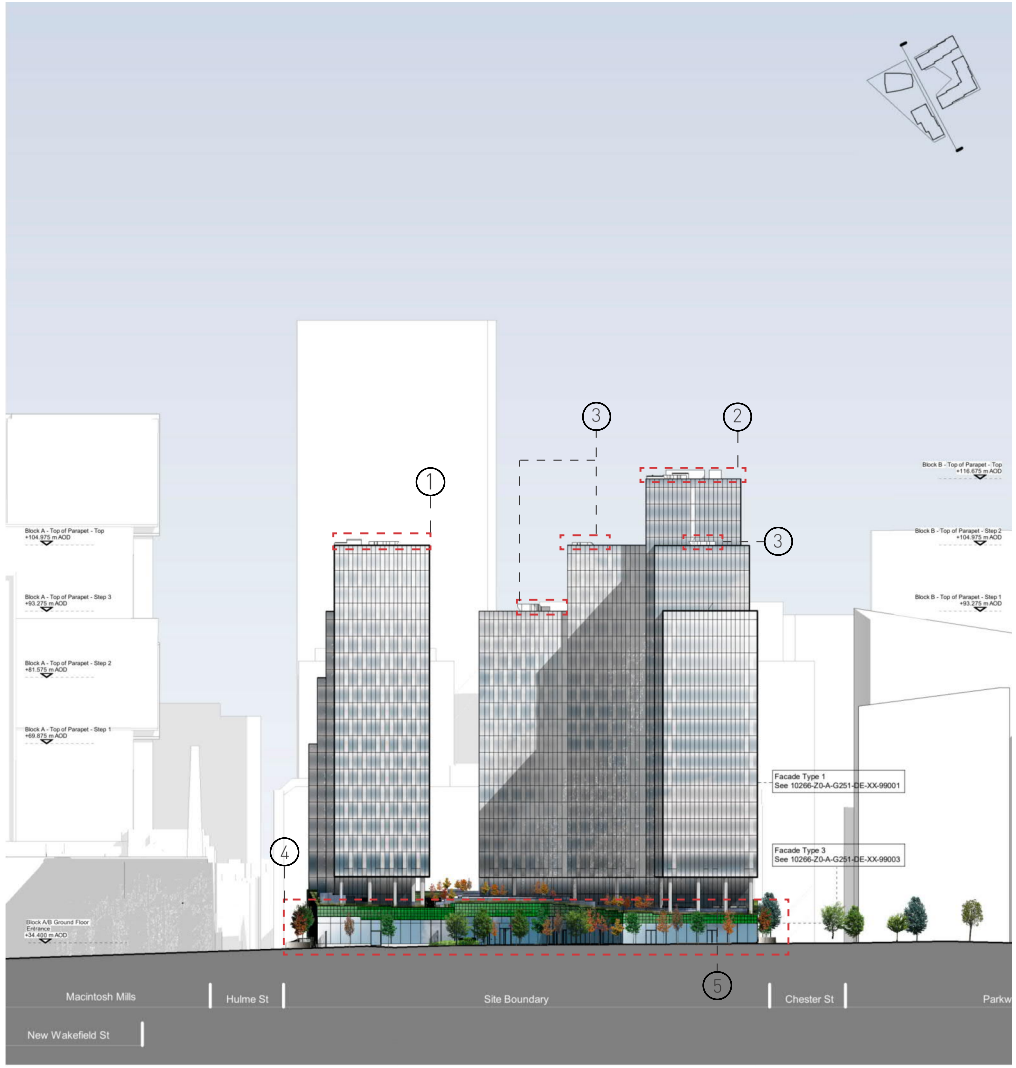
2.Lift Overrun size and position indicated following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EW-99002



Revised Elevation

Amendments:

Building A

1.Lift Overrun and smoke shaft increased in height following design development

Building B

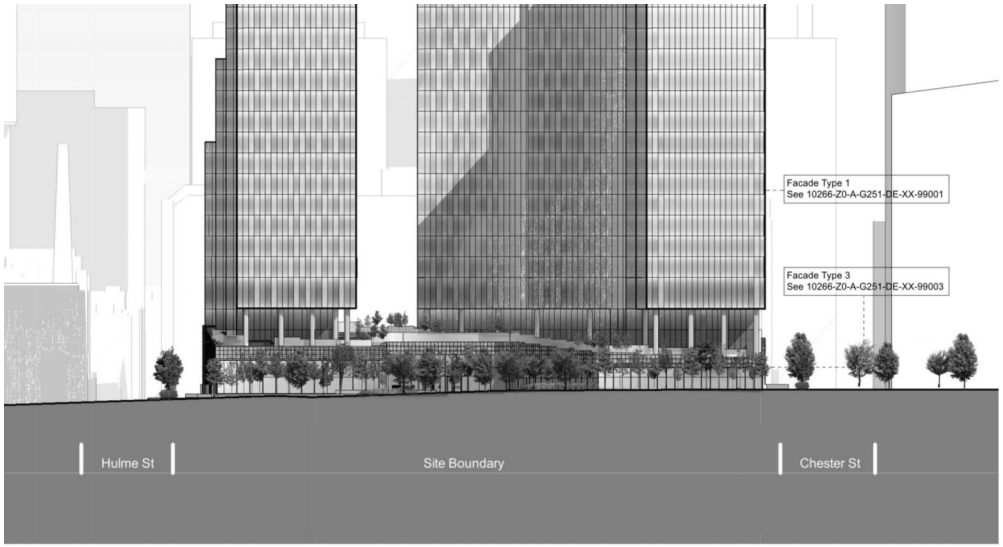
2.Lift Overrun and ASHP increased in height following design development

3.Smoke Shaft increased in height following design development

Podium

4. HRU Intake vents omitted, planters, tree and door locations updated

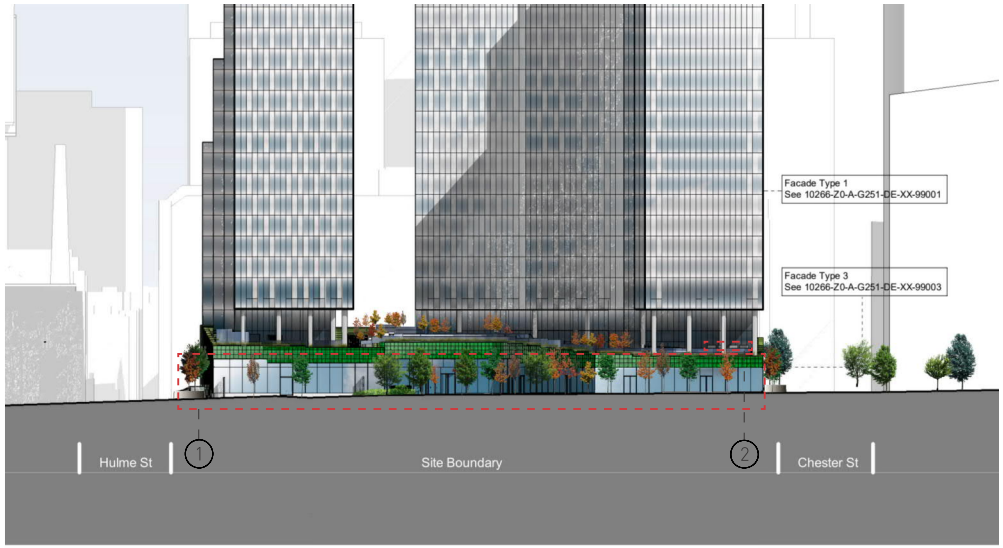
5. Condensors located following design development



Consented Elevation

Drawing Revised:

10266-Z0-A-G100-EL-EW-99002



Revised Elevation

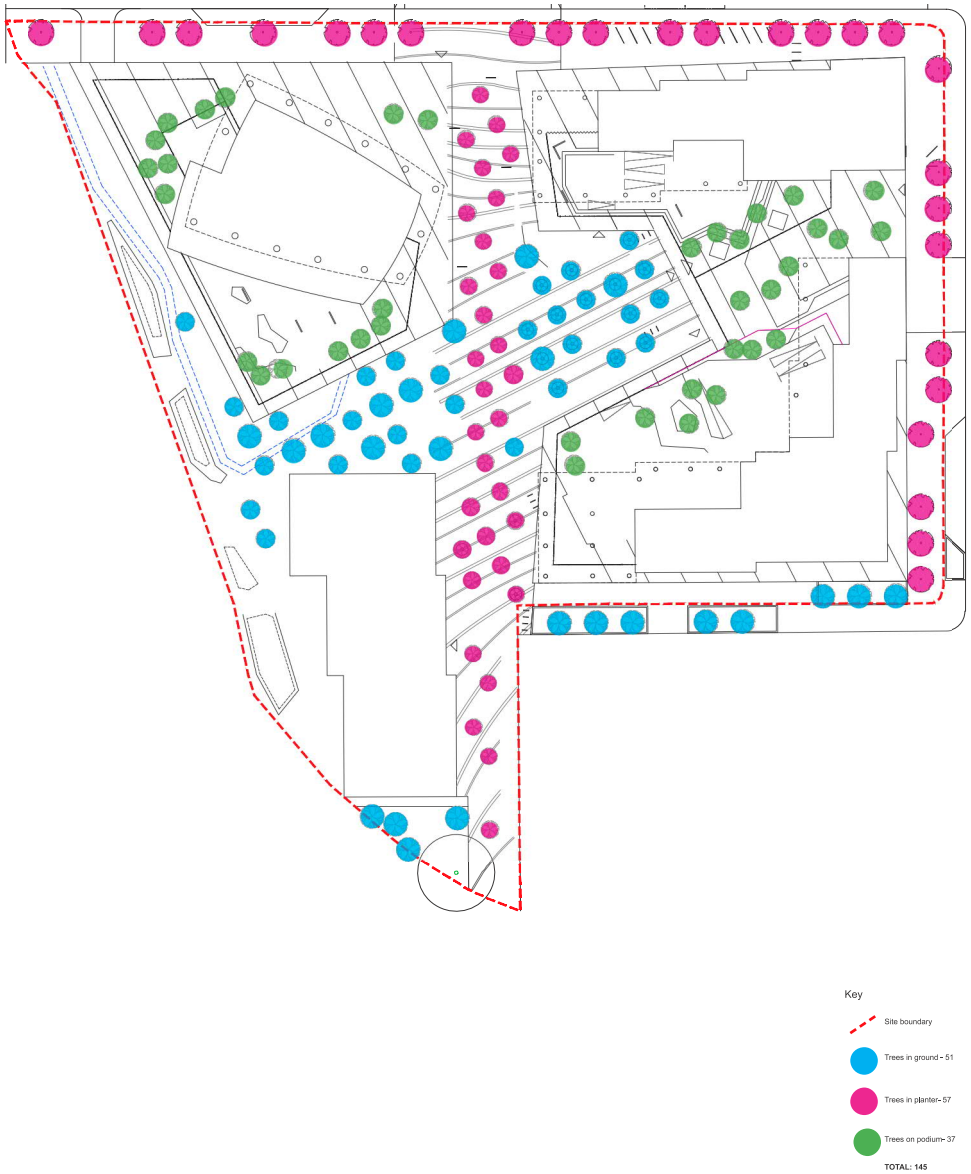
Amendments:

Podium

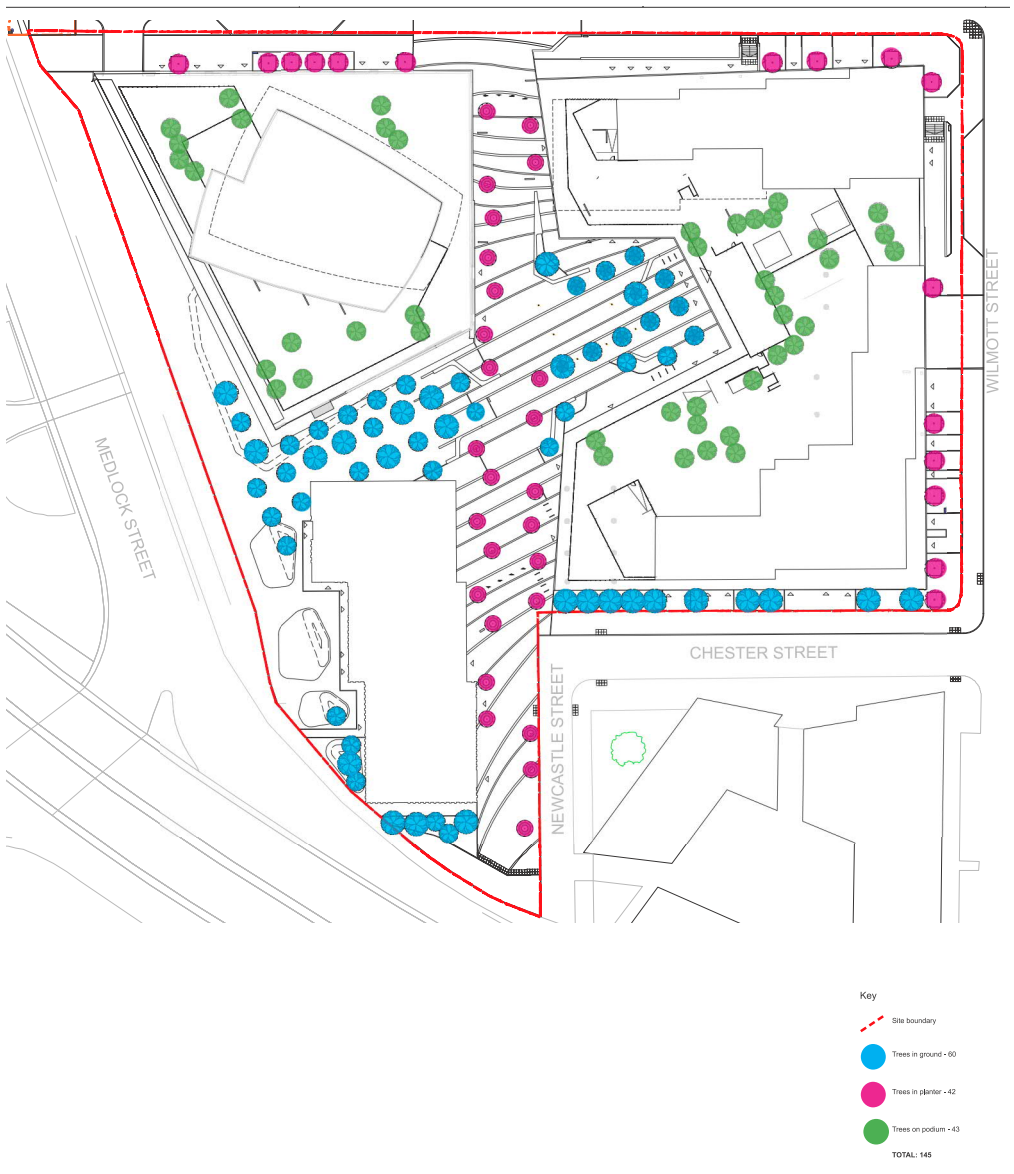
1.Intake vents omitted, planters, tree and door locations update

2.Condensors added following design development

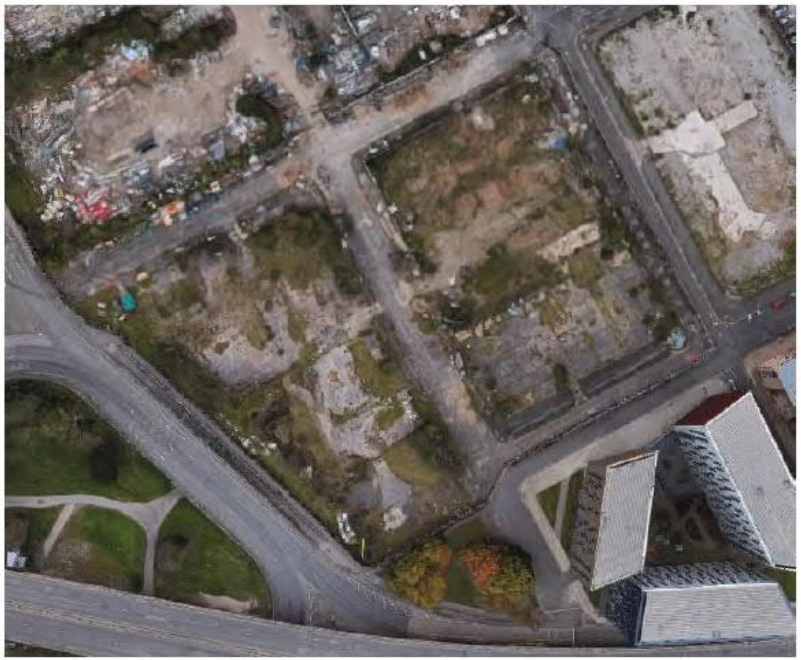
Proposed Tree plan-Consented Scheme -145 Trees



Proposed Tree plan-current Scheme - 145 Trees



FIRST STREET SOUTH, MANCHESTER



05/06/2020

FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY REPORT

The Alan Johnston Partnership LLP

Ref: FSS-AJP-ZZ-XX-RP-C-3000