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Deloitte.
Real Estate

Arundel Street – Manchester

DESIGN & ACCESS STATEMENT ADDENDUM | APRIL 2022

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Site location

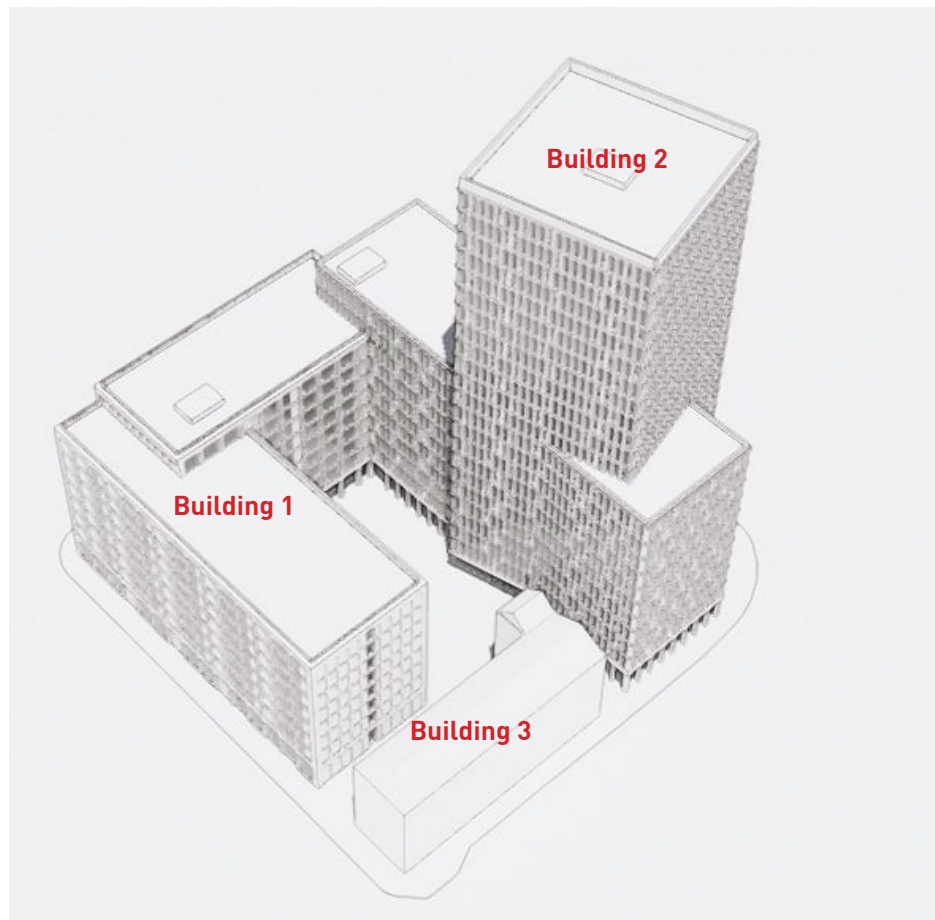


Diagram of proposed development

1.1 Summary

This Design and Access Statement Addendum by SimpsonHaugh has been prepared in support of proposed amendments to the approved planning application (ref. 123261/FO/2019) for the following:

Construction of a part 8 and 9 storey building located on Arundel Street and Worsley Street to comprise residential uses (Use Class C3) and ground floor commercial units (Use Classes A1, A2, B1, D1 and D2) and resident roof garden; a part 11 and part 23-storey residential building located on the Mancunian Way (Use Class C3); demolition of the existing industrial buildings; the refurbishment and conversion of the existing 4-storey DOT Building (Use Classes C3, A1, A2, B1, D1 and D2), together accommodating a total of 355No. 1, 2 and 3 bed apartments; along with associated courtyard car parking (31No spaces), cycle parking, access, landscaping, and associated work.

The planning application approval was granted in August 2019. This statement should be read in conjunction with Design and Access Statement (April 2019) submitted in support of the approved planning application.

1.2 Overview of Proposed Amendments

Since the planning application was approved in August 2019, the project team has continued to develop the detailed design, resulting in the requirement for a number of amendments.

The amendments are derived from further refinement of the project brief and changes in regulations and standards since planning approval was granted. The proposed amendments are described in Section 2, but are summarised below

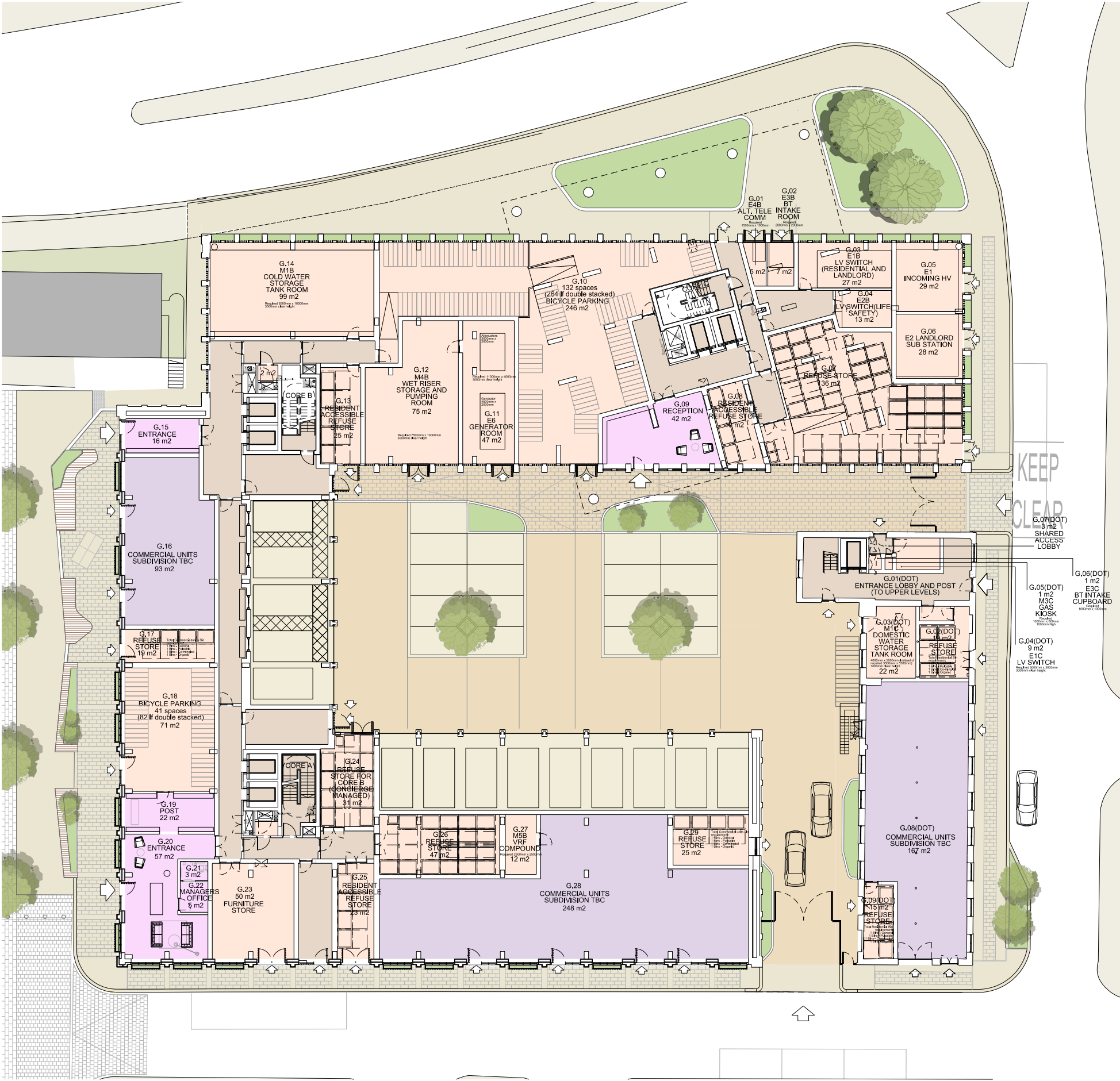
- Provision of commercial gym use at Levels 00 and 01 of Building 3 (former Dot Motorcycle Workshop) in lieu of commercial (Level 0) and residential (Level 01) - to suit the functional brief of the Applicant.
- Provision of commercial use at Levels 02 & 03 of Building 3 in lieu of residential - to suit the functional brief of the Applicant.
- Provision of additional residential amenity on Levels 08, 09, 11 & 22 of Buildings 1 & 2 - to provide enhanced communal facilities for the residents.
- Integration of decanted residential units from amendments above into Buildings 1 & 2 by adjusting apartments layouts, to remain the consented number of units (total 355No).
- Integration of service cupboards within apartments, previously accessed from common corridors, to suit the functional brief of the Applicant.

- Amendments to Level 0 general arrangement to accommodate revised plant and refuse and cycle storage - to suit revised residential accommodation within Buildings 1 and 2 but retaining approved car parking provision (31No spaces) and compliant cycle and refuse storage provision.
- Provision of building management support spaces at ground level - to suit the functional brief of the Applicant.
- Amendment to the cores and common circulation - to suit revised functional brief and current Building Regulations.
- Amendments to the roof layouts and lift overrun heights - to suit adjustments to cores and common areas below.
- Amendments to the façade modules of Buildings 1 and 2 - to suit revised general arrangement within.
- Amendments to the façade of Building 3 - to suit the revised uses within the building.

1.3 Structure of Document

The statement consists of sections that illustrate the August 2019 planning permission, the proposed amendments and outline the reasons for the changes.

The appendix to this statement comprises a list of revised application drawings and an appended copy of the listed drawings.



Level 0 - Approved Scheme

2.1 Proposed Amendments to Buildings 1 & 2 General Arrangement

2.1.1 OVERVIEW

Since the planning application was submitted in April 2019, the project brief for the development has undergone a detailed review by the Applicant.

The purpose of this review was to re-evaluate the functional brief of the three buildings, which has informed amendments to the spatial arrangement of Buildings 1 and 2, improving the quality of the overall design, adjustments to the apartment mix and making the space more usable.

The review determined that the communal residential facilities should be enhanced provision of communal amenity spaces with Buildings 1 and 2.

In addition, changes in Building Regulations since the planning application was submitted April 2019, in particular relating to fire safety, have informed the provision for staircores and passenger lifts.

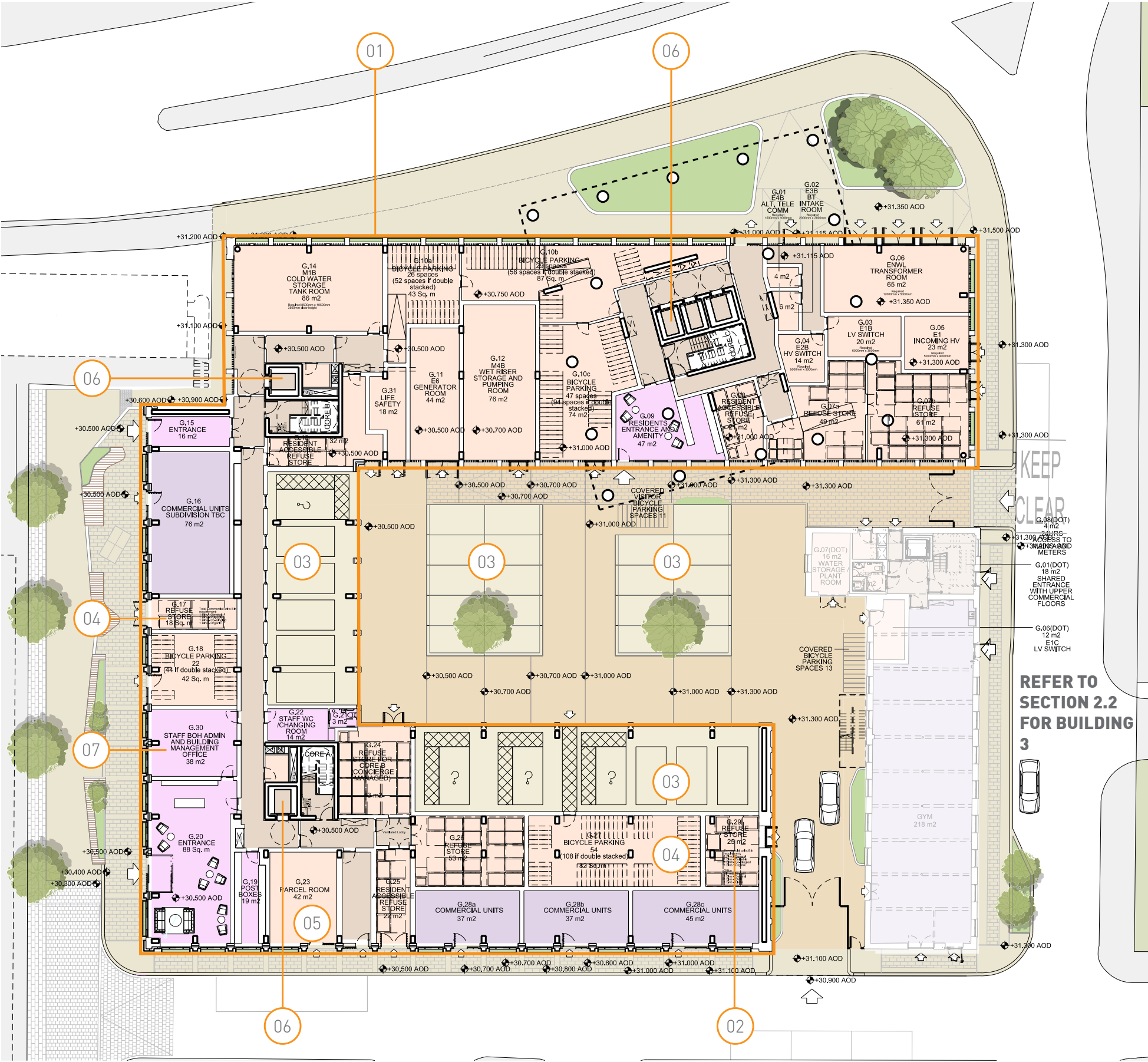
2.1.2 GROUND FLOOR

Approved Scheme

The ground floor of each building comprises commercial units, residential entrances, and supporting spaces such as plant and secure storage for cycles, refuse and furniture.

Active frontage to Worsley Street, Arundel Street and Ellesmere Street is achieved through a combination of inhabited spaces within the commercial units and enhanced building entrance foyers.

Secure on-site car parking and visitor bicycle parking are provided at grade within a central courtyard. The courtyard is accessible directly from each of the three buildings.



Proposed Amendments

The amendments to the ground floor comprising adjustments to the arrangement to suit revised core configurations and the introduction of additional support spaces to the residential entrances such as building management and staff changing.

The arrangement of Building 1 remains largely unchanged from the approved scheme, with amendments to plant rooms and the core. Access to the principal entrance to the residential core remains from the central courtyard and the frontage toward the east and the Mancunian Way is composed of plant rooms and cycle storage.

Within Building 2, the extent of commercial floorspace fronting Arundel Street has been reduced to accommodate reconfigured refuse and cycle storage but retains the extent of active frontage as the consented scheme. Facing the courtyard, car parking is retained under the curtilage of the building arrangement of accessible and standard parking spaces.

Fronting Worsley St, the arrangement is similar to the consented scheme with the exception of the addition of a building management office.

Across the ground floor, the provision of both residential cycle storage and car parking remains as the approved scheme, comprising of 355No cycle spaces and 31No car parking. In addition, it is proposed that 11No external spaces are provided adjacent to the Building 2 entrance fronting the courtyard for residential visitors.

To the rear of Building 3, 13No cycle spaces have been provided within a secure and covered enclosure which are allocated to the commercial and leisure spaces within the development (9No for Building 3; 4No for Building 1).

Amendment to the landscaping have been made to suit adjustments to entrances, car and cycle parking, and levels but the generally arrangement of soft and hard landscaping and materiality remain as the approved scheme.

- 01 AMENDMENT TO INTERNAL LAYOUT TO SUIT COMBINED PLANT/SUPPORT REQUIREMENTS FOR CONSOLIDATED RESIDENTIAL ACCOMMODATION
- 02 REFUSE STORE AMENDED TO INCLUDE PROVISION FOR BUILDING 3 COMMERCIAL AND LEISURE SPACES
- 03 CAR PARKING ARRANGEMENT AMENDED AND RETAINS PROVISION MADE IN APPROVED SCHEME
- 04 ONSITE CYCLE STORAGE CONSOLIDATED IN BUILDINGS 1 & 2 AND RETAINS PROVISION MADE IN APPROVED SCHEME
- 05 FURNITURE STORE IS SUBSTITUTED FOR PARCEL STORE TO SUIT REVISED FUNCTIONAL BRIEF
- 06 CORE ARRANGEMENT AMENDED TO SUIT ADDITIONAL AMENITY SPACES AND CURRENT BUILDING REGS
- 07 BUILDING MANAGEMENT OFFICE/STAFF CHANGING ADDED TO SUIT REVISED FUNCTIONAL BRIEF

Level 0 - Proposed Amendments

2.1.3 LEVELS 1-7

Approved Scheme

The layouts comprise residential accommodation in Buildings 1 and 2, providing a mix of sizes and single and dual aspect.

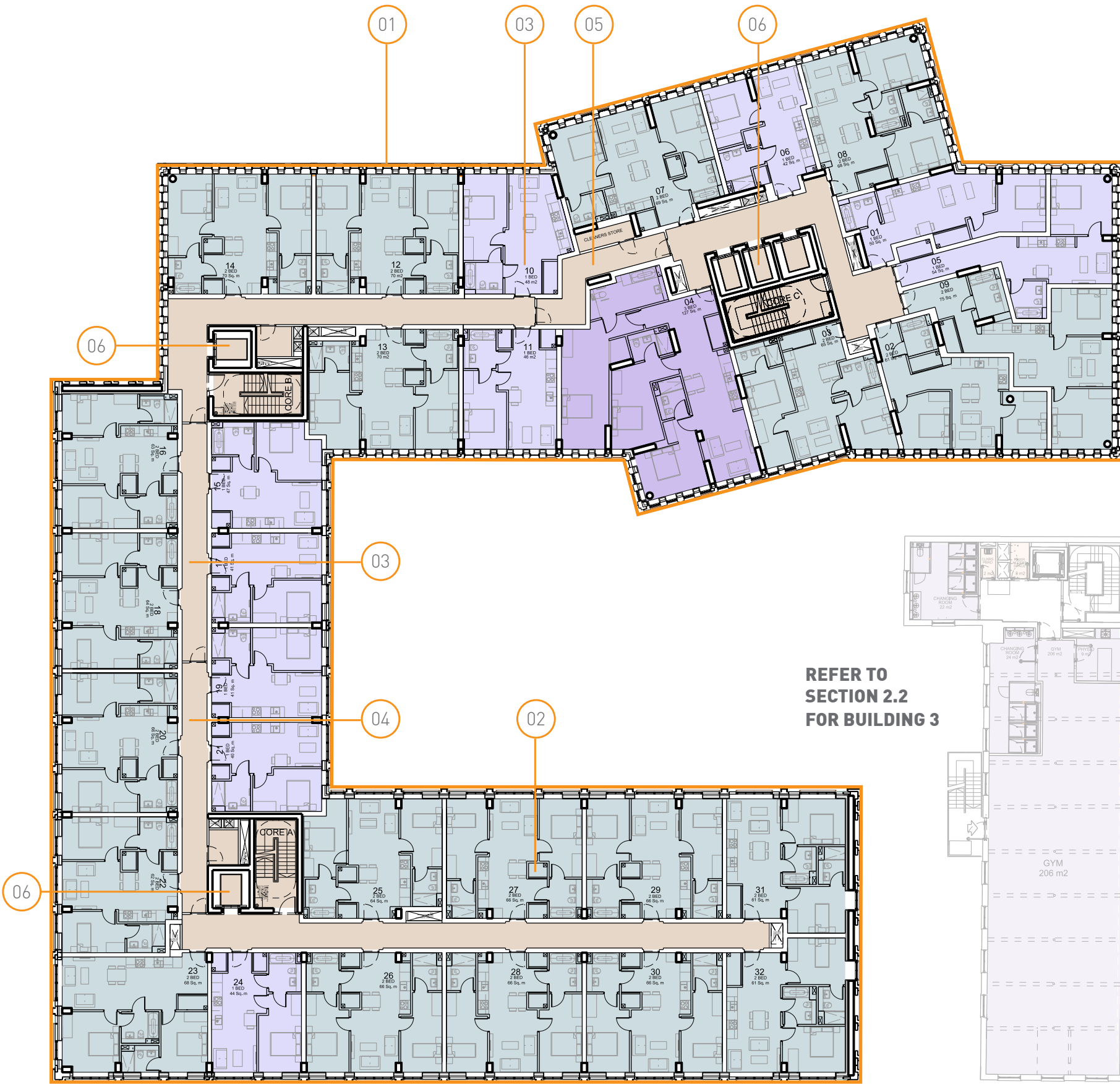
Apartment service cupboards accessed via the communal corridors to suit the functional requirements of the applicant.

Vertical circulation to the floors is via three cores (Cores A, B and C), each comprising a pair of passenger lifts and a stairwell.



Levels 1-7 - Approved Scheme





Proposed Amendments

The arrangement of the residential accommodation in both buildings have been amended to suit a redistribution of the total unit numbers of the approved scheme. This amendment has enabled the decanting of the consented residential accommodation from Building 3 and the provision of additional communal amenity space on a number of levels.

On these typical lower levels, the number of apartments has been amended from 29No to 30No units, with a combination of one, two and three bedroom units with either single or dual aspect. The provision for through apartments has been omitted.

The communal corridors of each level have been amended to link each of the cores.

The layout of each apartment has been amended to incorporate the service cupboards, previously accessed from the communal corridors

- 01 APARTMENT LAYOUTS AMENDED TO ACCOMMODATE UNITS DECANTED FROM BUILDING 3 AND FOR THE PROVISION OF NEW RESIDENTIAL AMENITY SPACES ON LEVELS 08, 09, 11 & 22
- 02 SERVICE CUPBOARDS INTEGRATED INTO ALL APARTMENT - APPLIES TO ALL FLOORS
- 03 THROUGH APARTMENTS OMITTED - APPLIES TO LEVEL 01-11
- 04 LINK CORRIDOR BETWEEN CORES A & B - APPLIES TO LEVELS 01-08
- 05 LINK CORRIDOR BETWEEN CORES B & C - APPLIES TO LEVEL 01-11
- 06 CORE ARRANGEMENT AMENDED TO SUIT NEW RESIDENTIAL AMENITY SPACES AND CURRENT BUILDING REGULATIONS

Levels 1-7 - Proposed Amendments

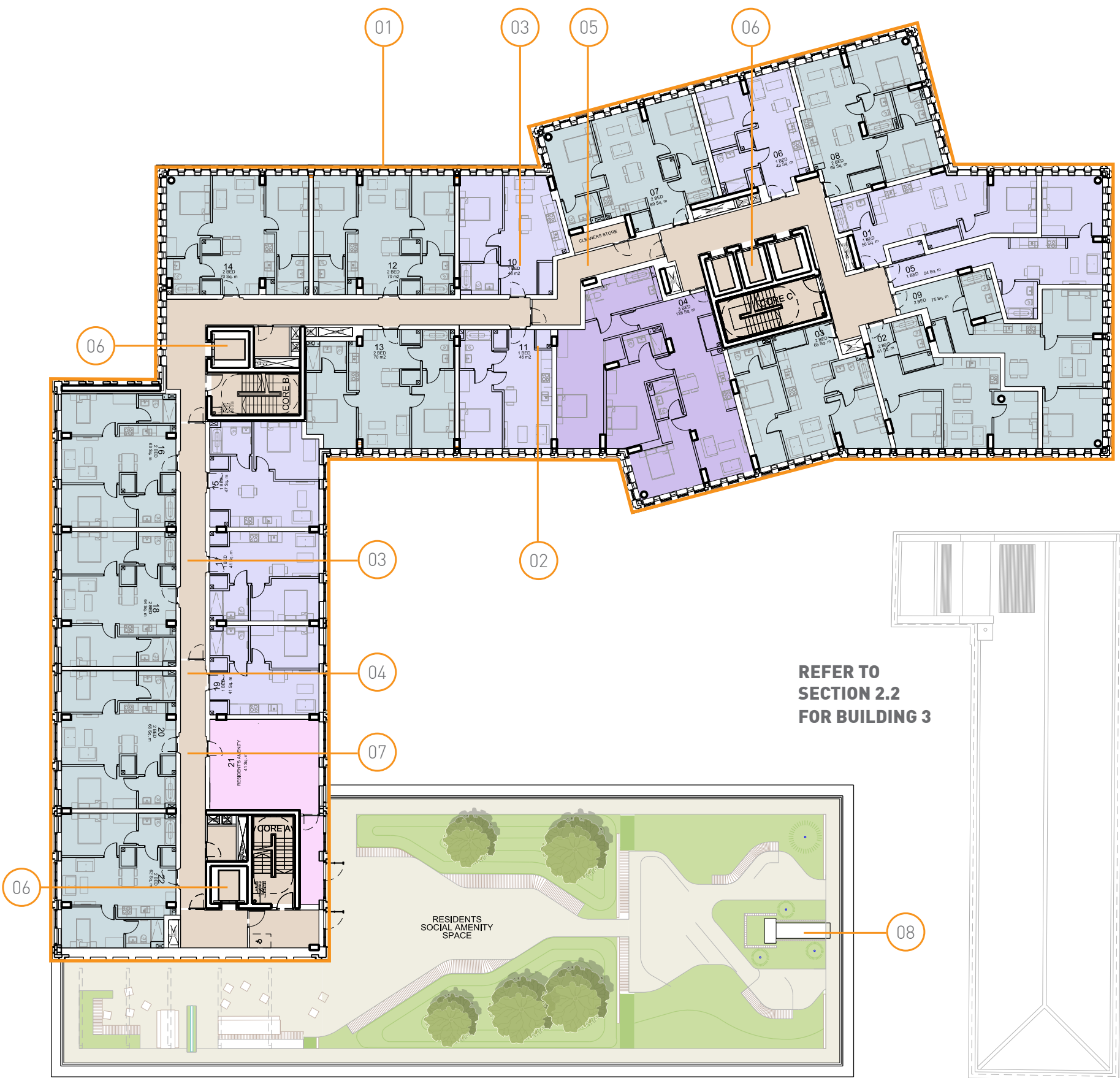
2.1.4 LEVEL 8

Approved Scheme

The layout of the apartments is similar to the lower levels.

Building 1 is cut back on the southwest façade, fronting Arundel Street, providing access to a communal roof garden. Core A terminates at this level





Level 8 - Proposed Amendments

Proposed Amendments

The arrangement of apartment and common circulation is similar to the lower levels.

At this level, the number of apartments remains as the approved scheme, with a combination of one, two and three bedroom units with either single or dual aspect. The provision of through apartments has been omitted.

Access to the communal roof garden is improved through the provision of the link corridor between the cores. A new internal communal amenity space is proposed adjacent to Core A, with direct access to the roof garden as an enhancement to the approved scheme.

Roof mounted plant has been amended to suit the amended configuration of the common areas below.

- 01 APARTMENT LAYOUTS AMENDED TO ACCOMMODATE UNITS DECANTED FROM BUILDING 3 AND FOR THE PROVISION OF NEW RESIDENTIAL AMENITY SPACES ON LEVELS 08, 09, 11 & 22
- 02 SERVICE CUPBOARDS INTEGRATED INTO ALL APARTMENT - APPLIES TO ALL FLOORS
- 03 THROUGH APARTMENTS OMITTED - APPLIES TO LEVEL 01-11
- 04 LINK CORRIDOR BETWEEN CORES A & B - APPLIES TO LEVELS 01-08
- 05 LINK CORRIDOR BETWEEN CORES B & C - APPLIES TO LEVEL 01-11
- 06 CORE ARRANGEMENT AMENDED TO SUIT NEW RESIDENTIAL AMENITY SPACES AND CURRENT BUILDING REGULATIONS
- 07 NEW RESIDENTIAL AMENITY SPACE ADDED
- 08 AMENDMENT OF ROOF MOUNTED PLANT TO SUIT ADJUSTMENTS TO COMMON AREAS BELOW

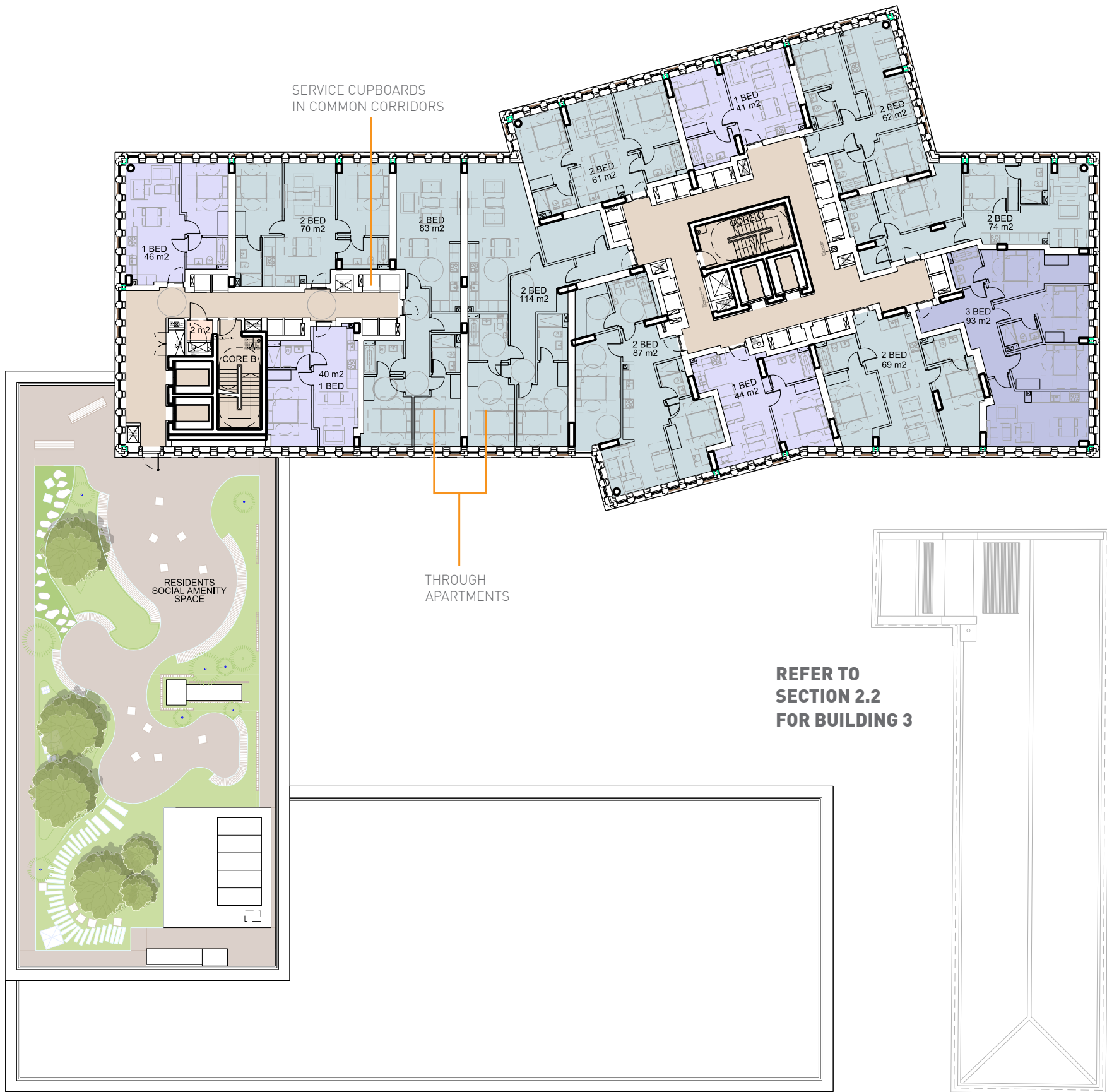
2.1.5 LEVELS 9-10

Approved Scheme

The layout of the apartments is similar to the lower levels.

Building 1 is cut back further, to reduce the building mass along Worsley Street. Access is provided to a second roof garden at Level 09. Core B terminates at this level.

The layout of Level 10 is similar, with exception of access to a roof garden.



Levels 9-10 - Approved Scheme





Levels 9-10 - Proposed Amendments

Proposed Amendments

The arrangement of apartment and common circulation is similar to the lower levels.

At Level 9, the number of apartments remains as the approved scheme, with a combination of one, two and three bedroom units with either single or dual aspect.

Access to the communal roof garden is improved through the provision of the link corridor between the cores. An new internal communal amenity space is proposed adjacent to Core B as an enhancement to the approved scheme.

The roof level of the projecting lift overrun enclosure to Core A has increased in height by 665mm to suit the revised passenger lift configuration. Roof mounted plant has been amended to suit the amended configuration of the common areas below.

At Level 10, the number of apartments has been amended from 14No to 15No units.

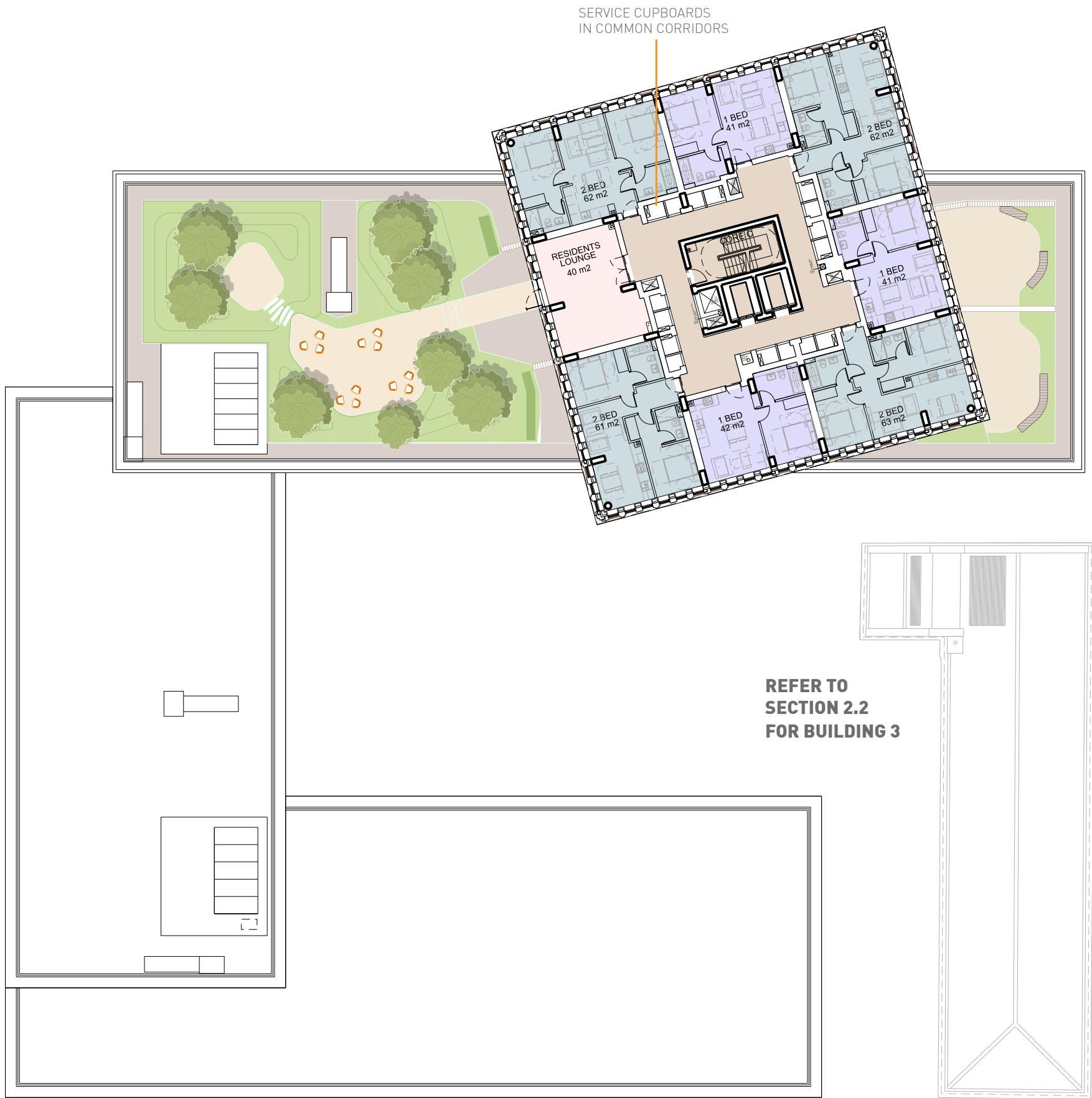
- 01 APARTMENT LAYOUTS AMENDED TO ACCOMMODATE UNITS DECANTED FROM BUILDING 3 AND FOR THE PROVISION OF NEW RESIDENTIAL AMENITY SPACES ON LEVELS 08, 09, 11 & 22
- 02 SERVICE CUPBOARDS INTEGRATED INTO ALL APARTMENT - APPLIES TO ALL FLOORS
- 03 THROUGH APARTMENTS OMITTED
- 04 LINK CORRIDOR BETWEEN CORES B & C
- 05 CORE ARRANGEMENT AMENDED TO SUIT NEW RESIDENTIAL AMENITY SPACES AND CURRENT BUILDING REGULATIONS
- 06 NEW RESIDENTIAL AMENITY SPACE ADDED
- 07 AMENDMENT OF ROOF MOUNTED PLANT TO SUIT ADJUSTMENTS TO COMMON AREAS BELOW
- 08 INCREASE IN CORE HEIGHT BY 665MM TO ACCOMMODATE REVISED LIFT OVERRUN

2.1.6 LEVEL 11

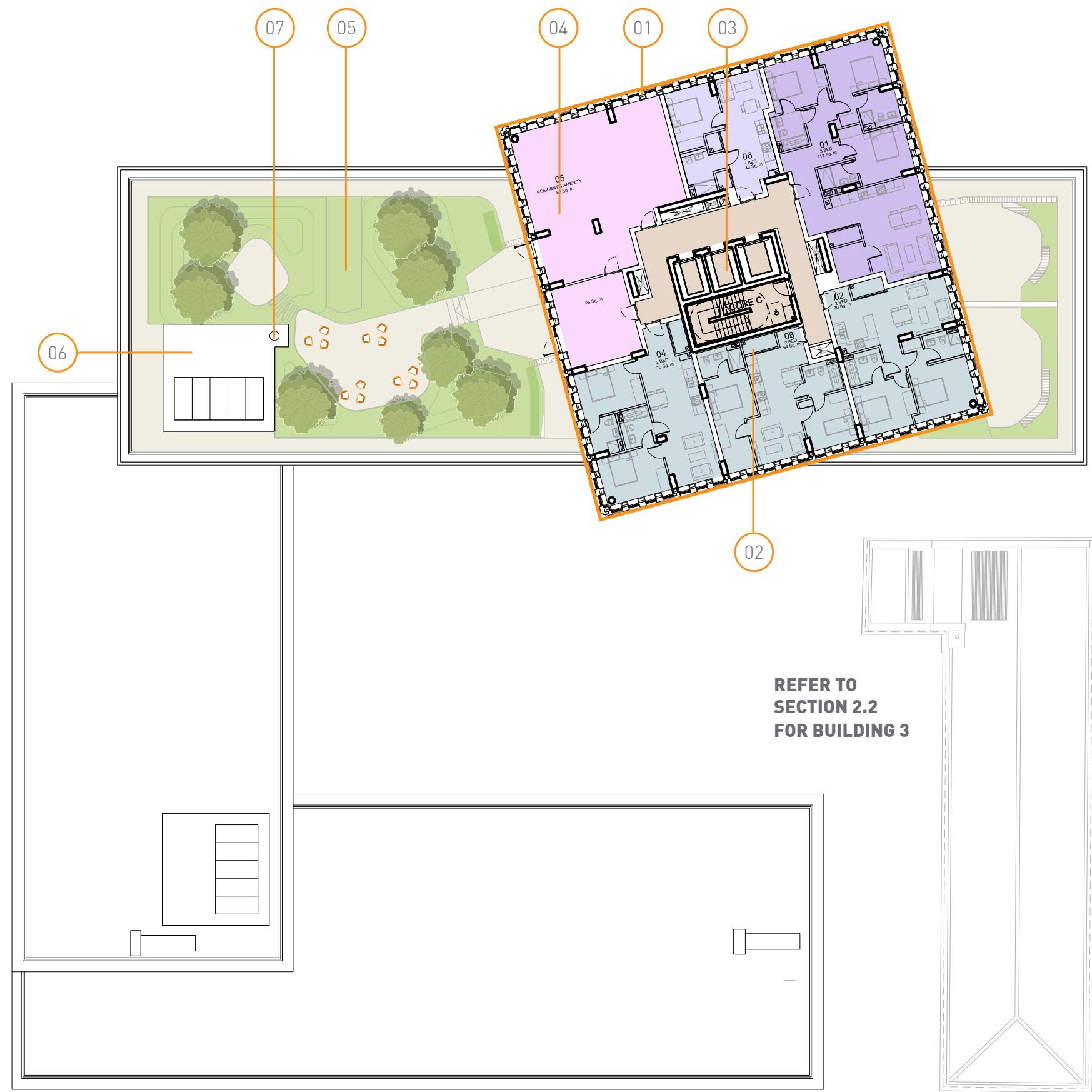
Approved Scheme

At this level, the massing of Building 2 is reduced to the tower footprint, flanked with a communal roof garden to the north and private roof gardens to the south dedicated to two apartments.

The communal roof garden is accessed via an internal communal amenity space.



Level 11 - Approved Scheme



Level 11 - Proposed Amendments

Proposed Amendments

The mix of apartments has been amended to include one, two and three bed units at this level and the number of units on the floor has amended from 7No to 5No.

The internal communal amenity space has been retained and enlarged to incorporate the northeast corner of the building and will benefit from a dual aspect orientation.

The roof level of the projecting lift overrun enclosure to Core B has increased in height by 665mm to suit the revised passenger lift configuration. The life safety generator flue which previously terminated at the roof level of Core C has been relocated to Core B and terminates 300mm above the roof level.

The provision of communal and private roof gardens remains as the approved scheme. Roof mounted plant has been omitted to suit the amended configuration of the common areas below.

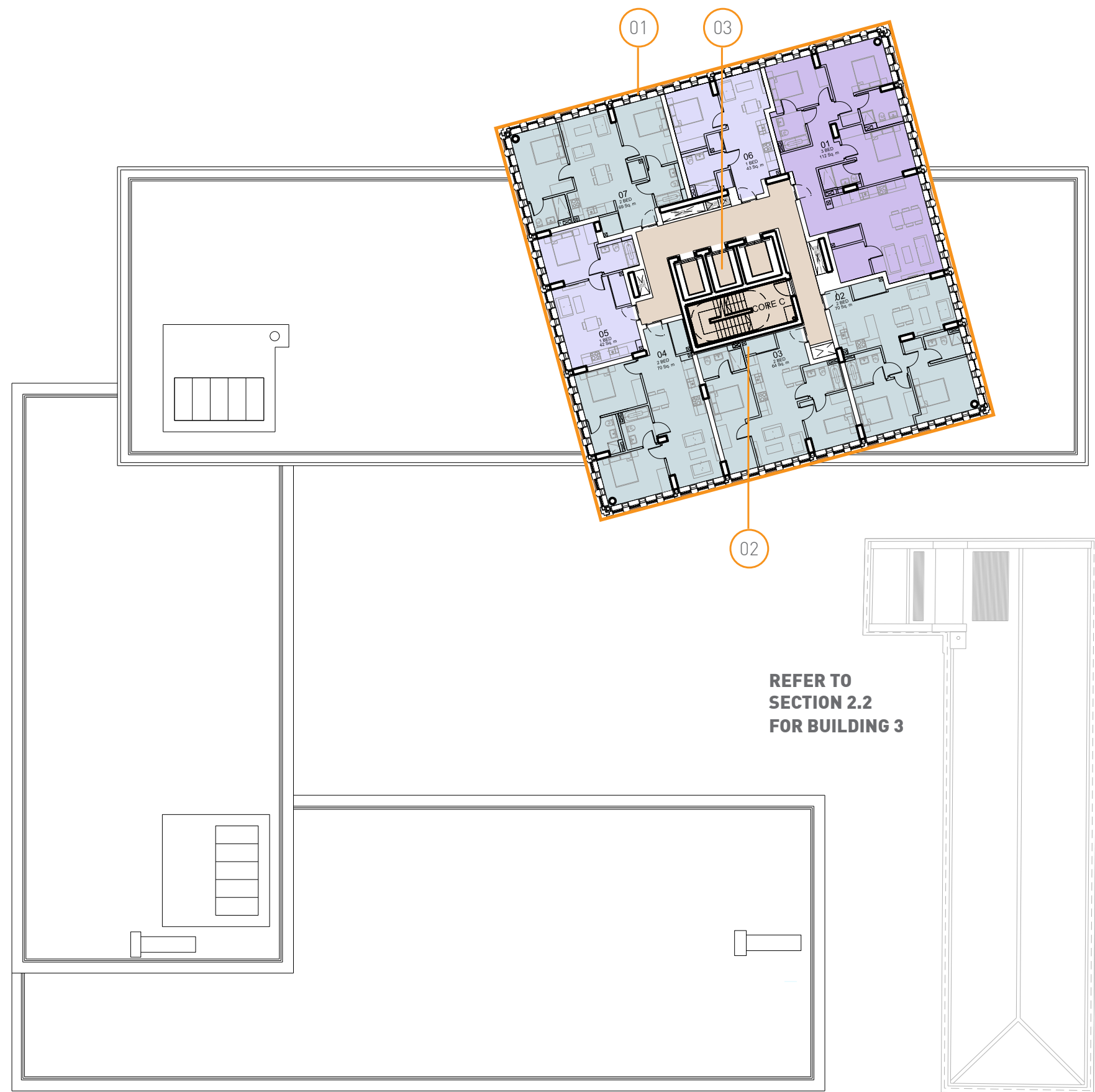
- 01 APARTMENT LAYOUTS AMENDED TO ACCOMMODATE UNITS DECANTED FROM BUILDING 3 AND FOR THE PROVISION OF NEW RESIDENTIAL AMENITY SPACES ON LEVELS 08, 09, 11 & 22
- 02 SERVICE CUPBOARDS INTEGRATED INTO ALL APARTMENT
- 03 CORE ARRANGEMENT AMENDED TO SUIT NEW RESIDENTIAL AMENITY SPACES AND CURRENT BUILDING REGULATIONS
- 04 RESIDENTIAL AMENITY SPACE ENLARGED
- 05 AMENDMENT OF ROOF MOUNTED PLANT TO SUIT ADJUSTMENTS TO COMMON AREAS BELOW
- 06 INCREASE IN CORE HEIGHT BY 665MM TO ACCOMMODATE REVISED LIFT OVERRUN
- 07 LIFE SAFETY GENERATOR FLUE TERMINATES AT ROOF LEVEL OF CORE B

2.1.7 LEVEL 12-21

Approved Scheme

The layout of the apartments within Building 2 are similar to Level 11, with the exception of direct access to roof gardens and the resident's amenity space which is replaced by an apartment.





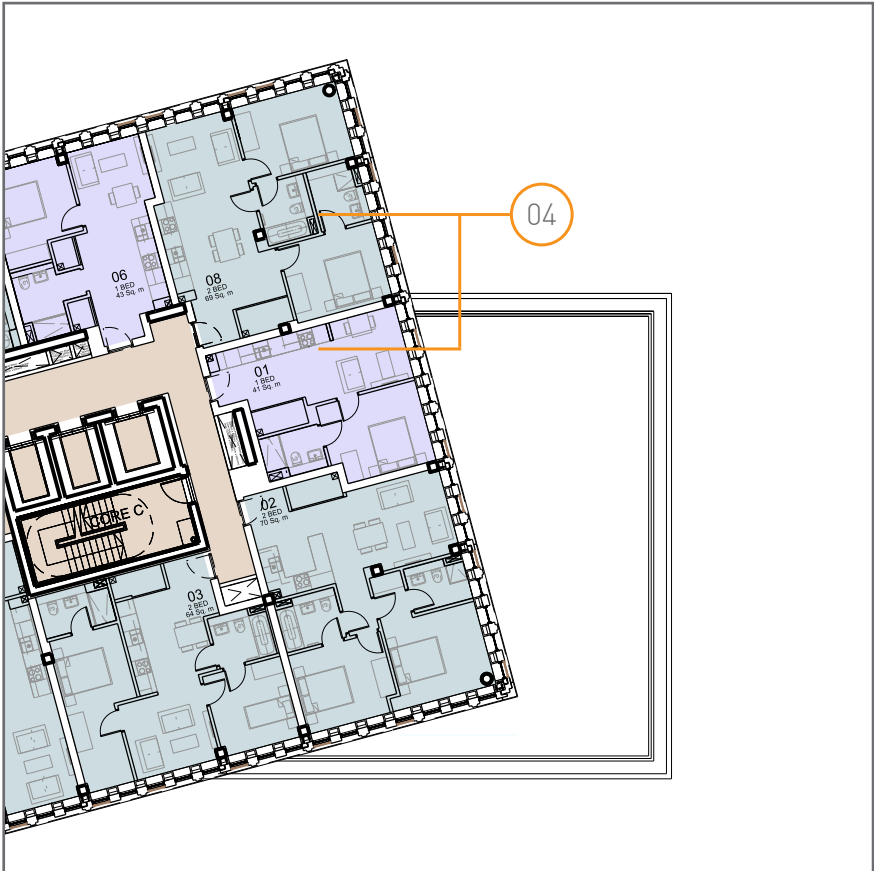
Levels 12-18 - Proposed Amendments

Proposed Amendments

The layout of the apartments has been revised and is similar to Level 11, with the exception of the resident's amenity space, which is replaced by two apartments.

On Levels 12-19, the number of apartments on each floor remains as the approved scheme.

On Levels 20-21, the three bed apartment on the southeast corner is replaced with 1No one bed and 1No two bed apartment.



Levels 20-21 - Proposed Amendments (extract)

- 01 APARTMENT LAYOUTS AMENDED TO ACCOMMODATE UNITS DECANTED FROM BUILDING 3 AND FOR THE PROVISION OF NEW RESIDENTIAL AMENITY SPACES ON LEVELS 08, 09, 11 & 22
- 02 SERVICE CUPBOARDS INTEGRATED INTO ALL APARTMENT
- 03 CORE ARRANGEMENT AMENDED TO SUIT NEW RESIDENTIAL AMENITY SPACES AND CURRENT BUILDING REGULATIONS
- 04 1 BED AND 2 BED UNITS AT LEVELS 20 AND 21

2.1.8 LEVEL 22

Approved Scheme

The layout of the apartments within Building 2 is similar to the tower levels below. Core C lifts terminate at this level.

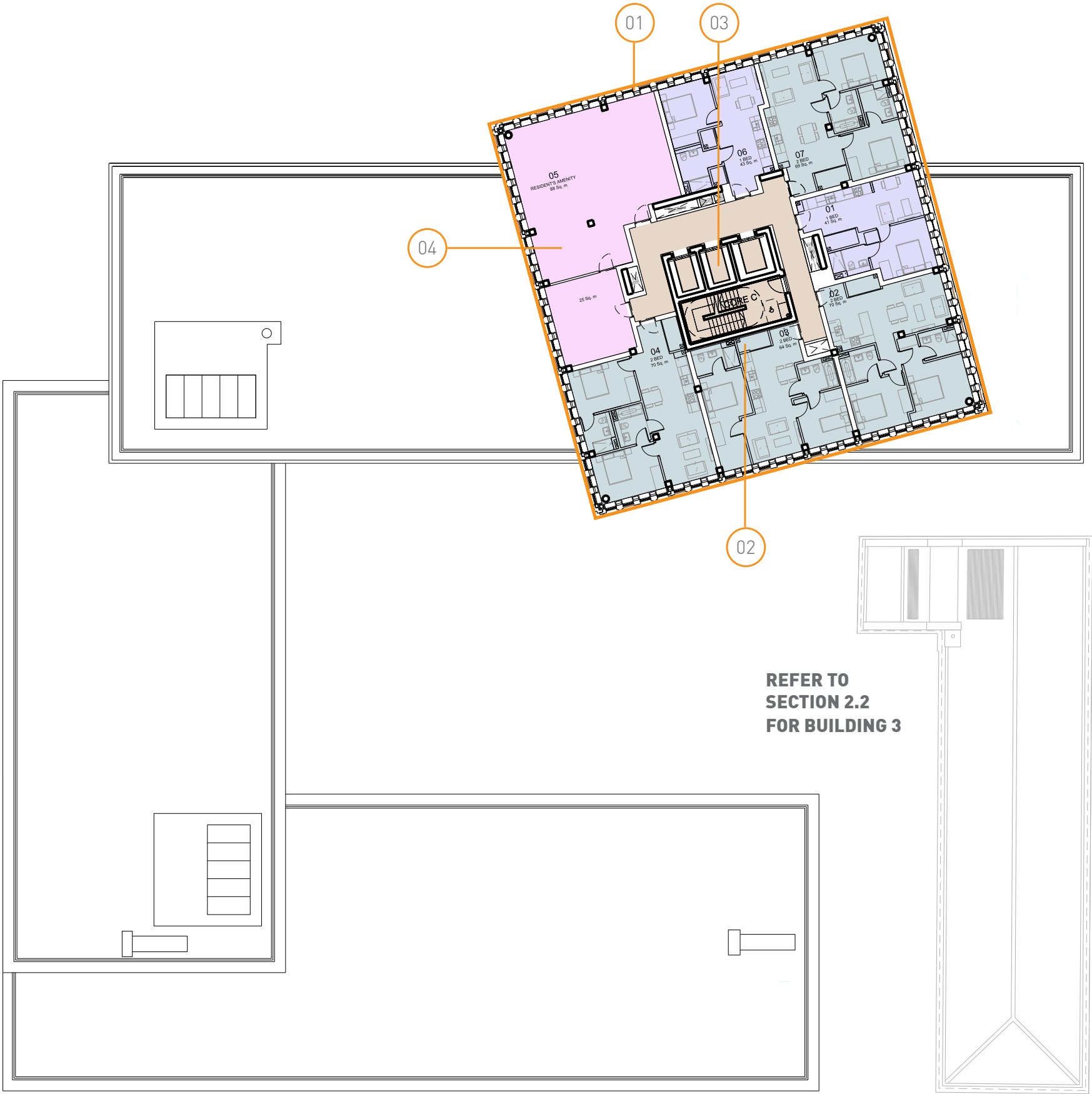


Level 22 - Approved Scheme

Proposed Amendments

In acknowledgement of it's elevated position at the uppermost floor of Building 2, the layout has been amended to include a resident's amenity space on the northeast corner.

Six apartments are also accommodated on this level.



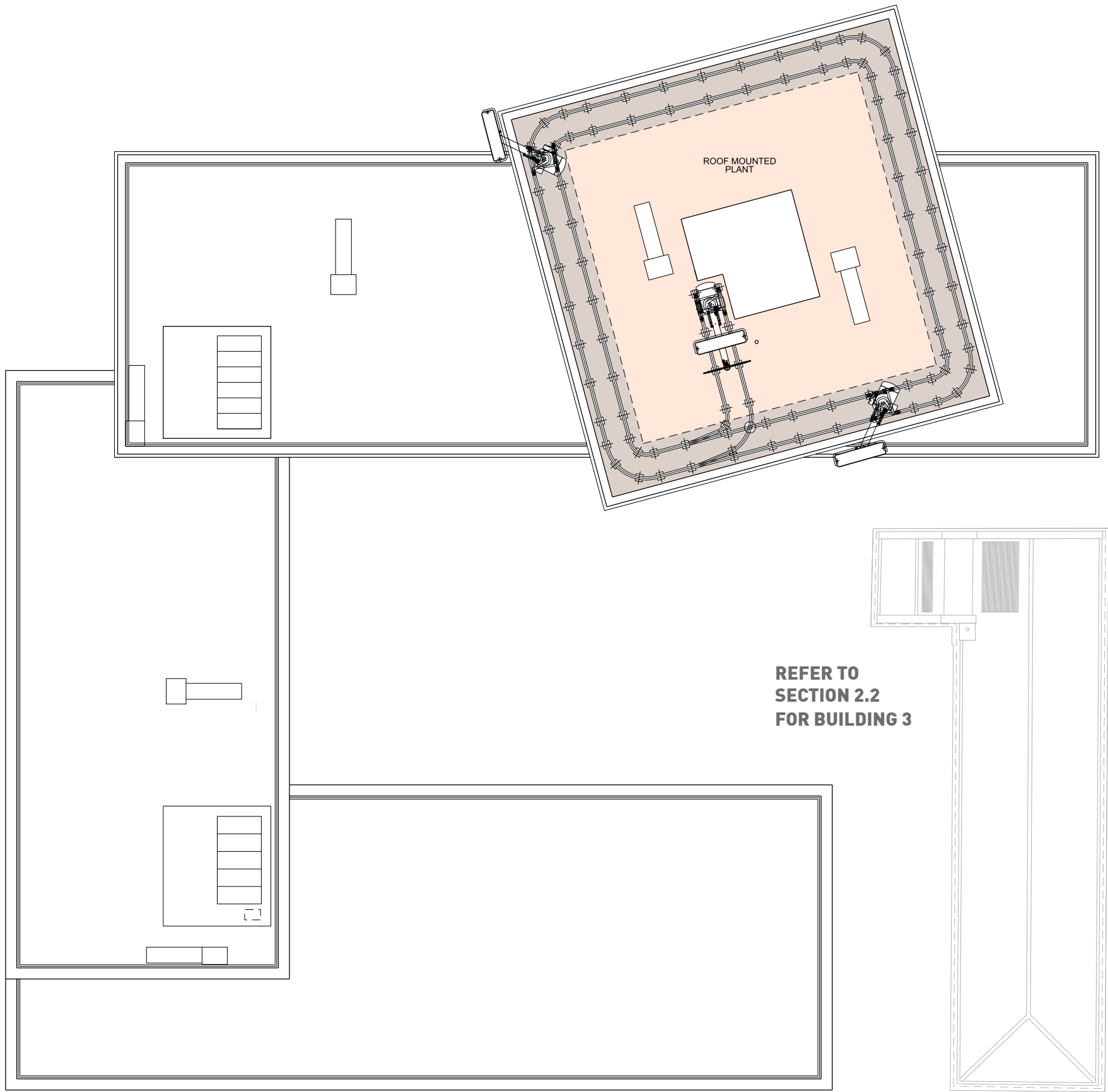
- 01 APARTMENT LAYOUTS AMENDED TO ACCOMMODATE UNITS DECANTED FROM BUILDING 3 AND FOR THE PROVISION OF NEW RESIDENTIAL AMENITY SPACES ON LEVELS 08, 09, 11 & 22
- 02 SERVICE CUPBOARDS INTEGRATED INTO ALL APARTMENT
- 03 CORE ARRANGEMENT AMENDED TO SUIT NEW RESIDENTIAL AMENITY SPACES AND CURRENT BUILDING REGULATIONS
- 04 NEW RESIDENTIAL AMENITY ADDED

2.1.10 LEVEL 23

Approved Scheme

The roof level comprises spaces for external plant and a BMU which provides maintenance to the perimeter of the building.

The roof is access via the staircase with Core C.

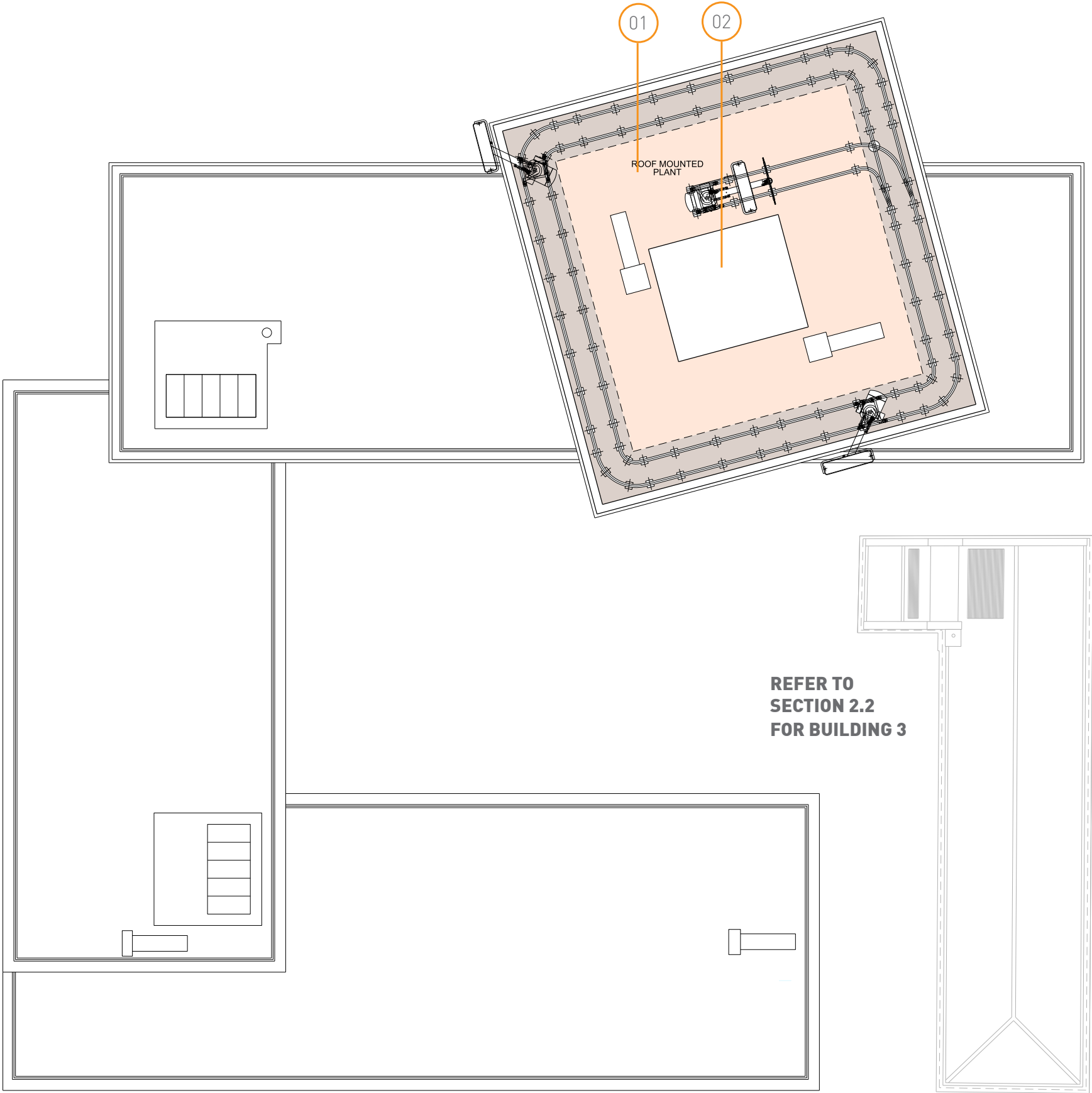


REFER TO
SECTION 2.2
FOR BUILDING 3

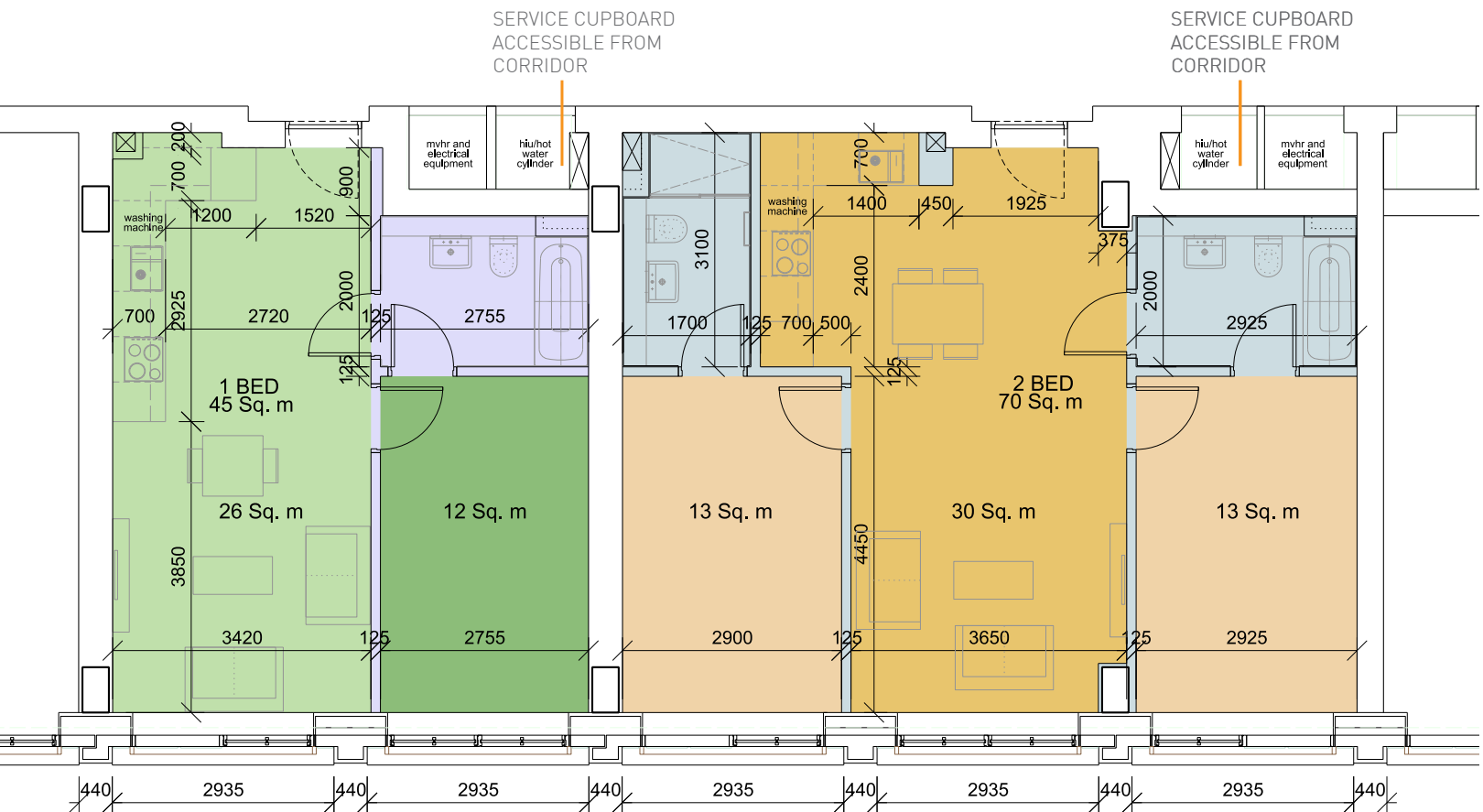
Level 23 - Approved Scheme

Proposed Amendments

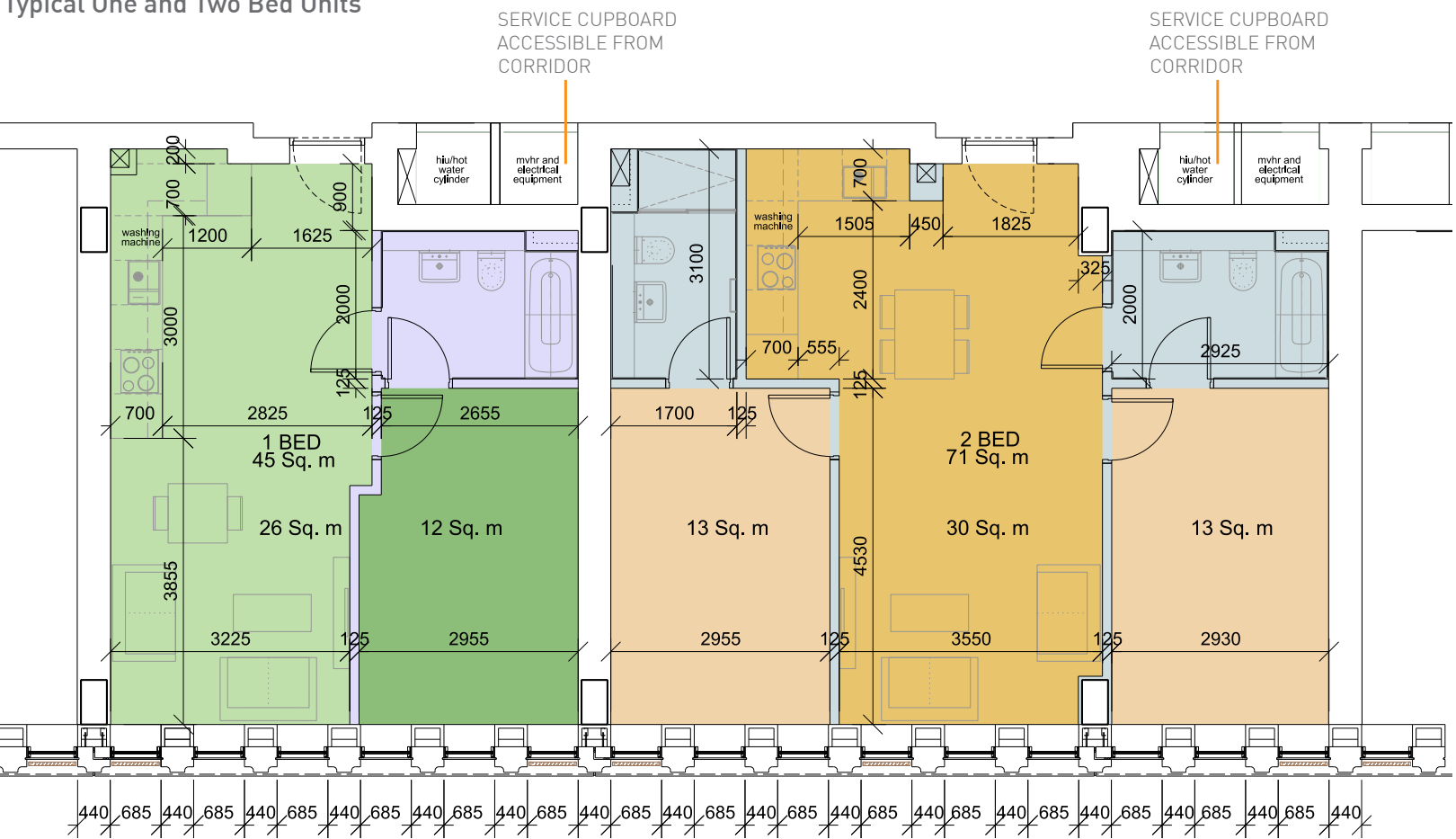
The layout remains as the approved scheme with the exception of an amendment to the core footprint to suit the reconfigured arrangement below.



- 01 AMENDMENT OF ROOF MOUNTED PLANT/CORE FOOTPRINT TO SUIT COMMON AREAS BELOW
- 02 INCREASE IN CORE HEIGHT BY 400MM TO ACCOMMODATE REVISED LIFT OVERRUN



Building 1 - Typical One and Two Bed Units



Building 2 - Typical One and Two Bed Units

2.1.11 APARTMENT LAYOUTS

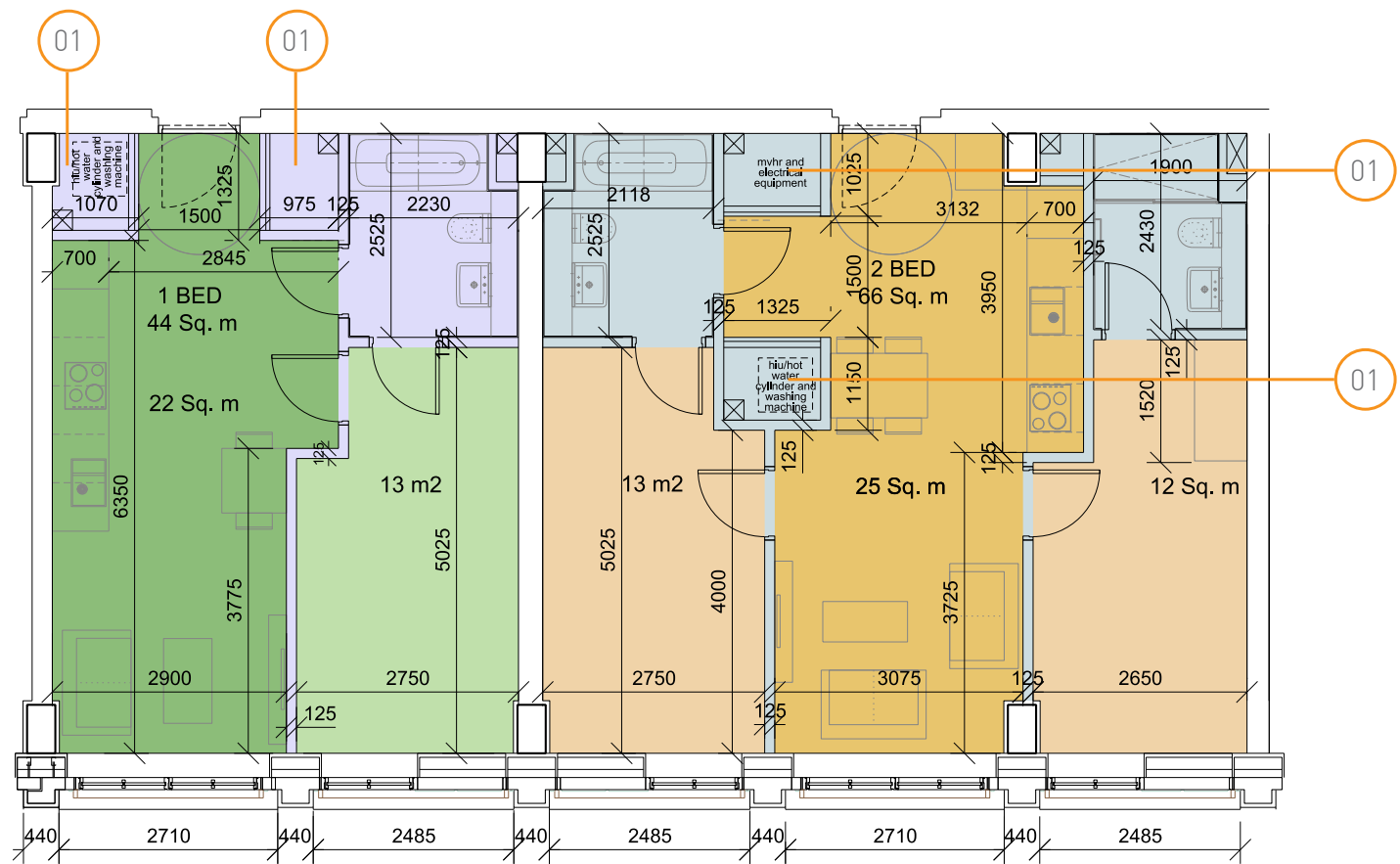
Approved Scheme

The proposals comprise a variety of unit sizes with either single, dual aspect or through orientation, but without single aspect units facing directly north. The majority of the apartments are open plan in layout, possible through the use of a sprinkler system.

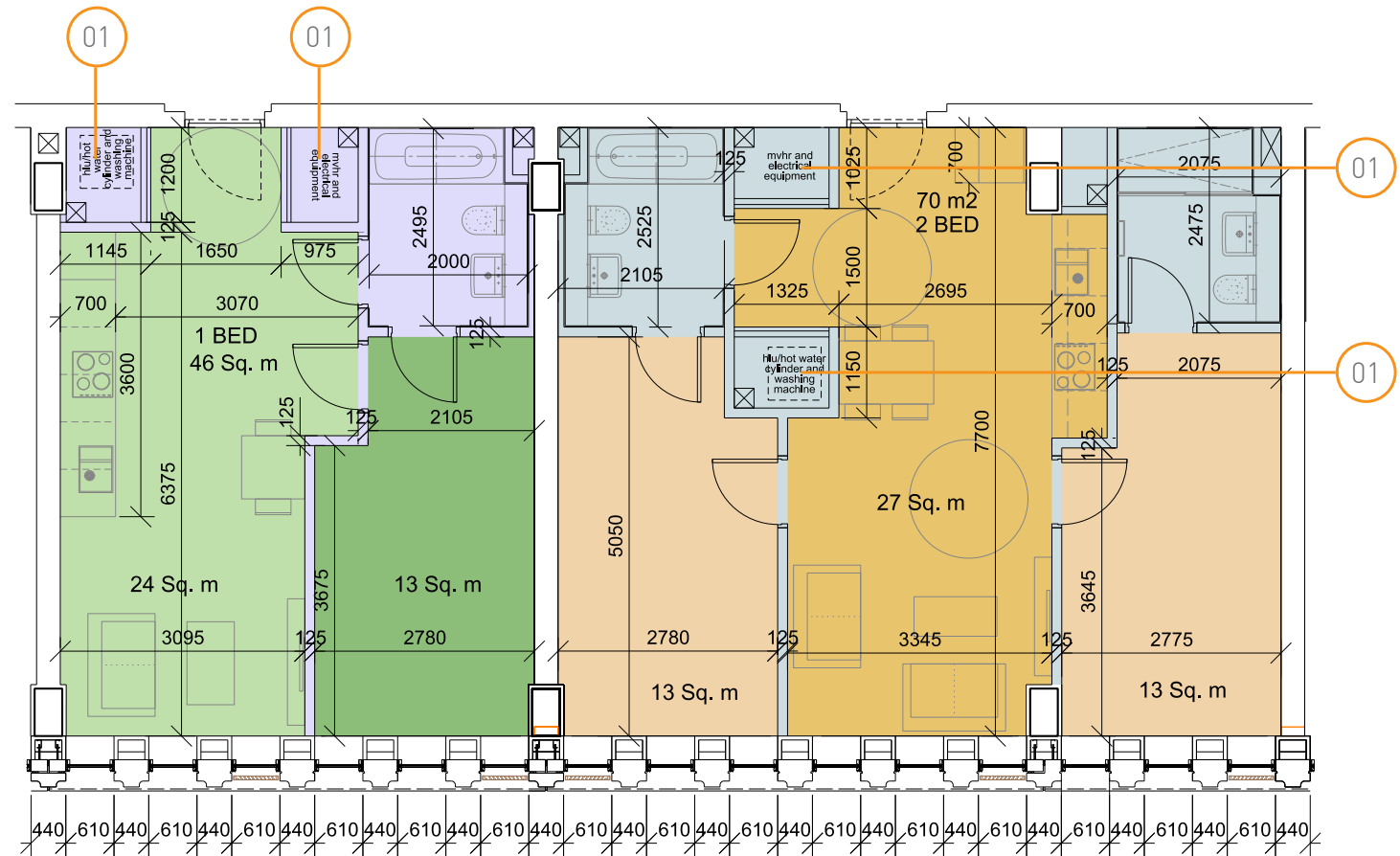
Apartment service cupboards accessed via the communal corridors to suit the functional requirements of the applicant.

The one, two and three bedroom accommodation meets the criteria of the National Space Standards as defined in the Manchester City Council Residential Quality Guidance.

Activity zones within the habitable rooms are compliant with the London Housing Design Guide.



Building 1 - Typical One and Two Bed Units



Building 2 - Typical One and Two Bed Units

Proposed Amendments

The apartment layouts have been amended to suit the incorporation of decanted units from Building 3 and to enable the provision of communal amenity space on a number of floor levels within Buildings 1 and 2. These adjustments have retained the 355 total units of the approved scheme.

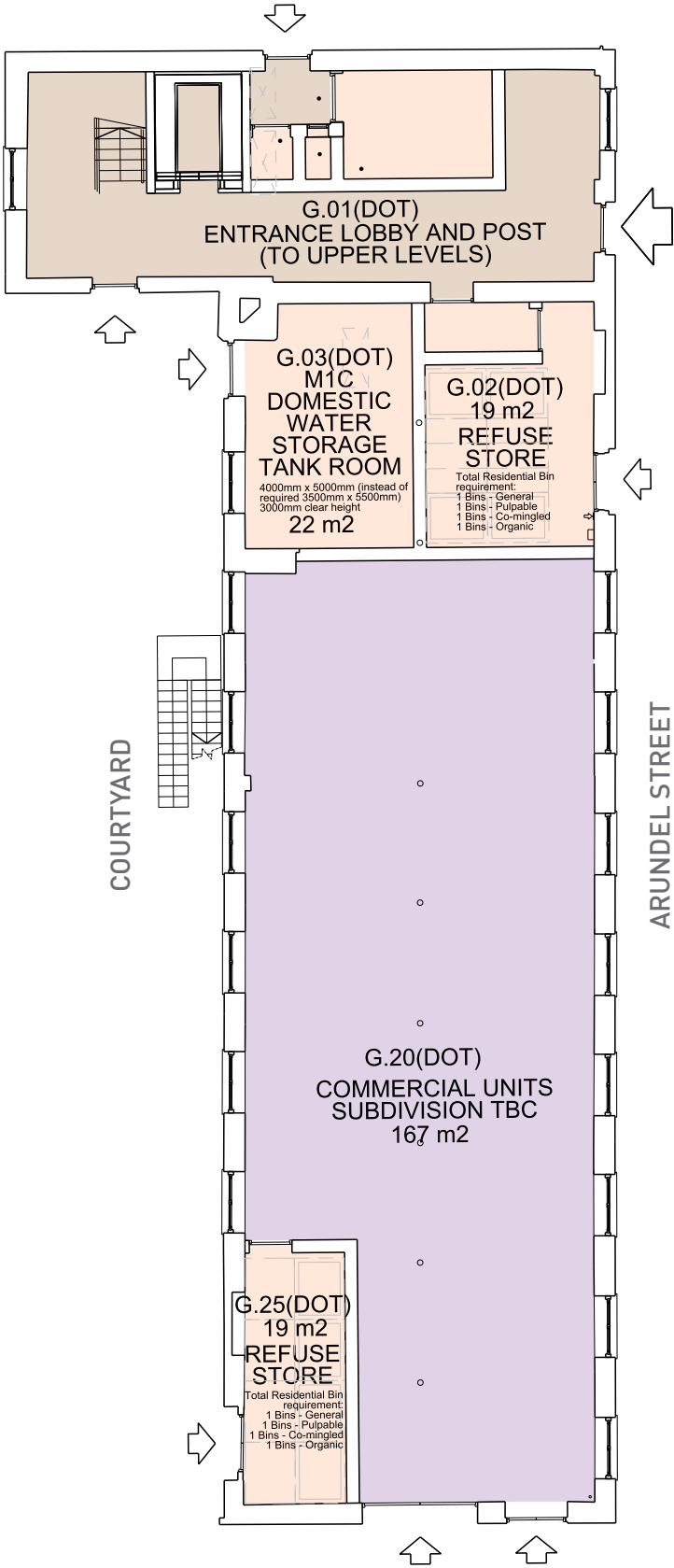
The overall width of each unit has been amended to facilitate this, combined with adjustments to the cores and the integration of service cupboards into the apartment layouts.

In the approved scheme, the service cupboards were accessed from the communal corridors. Their incorporation into the apartments has enabled the space to be more efficiently utilised to accommodate washing machines as well as the required building services.

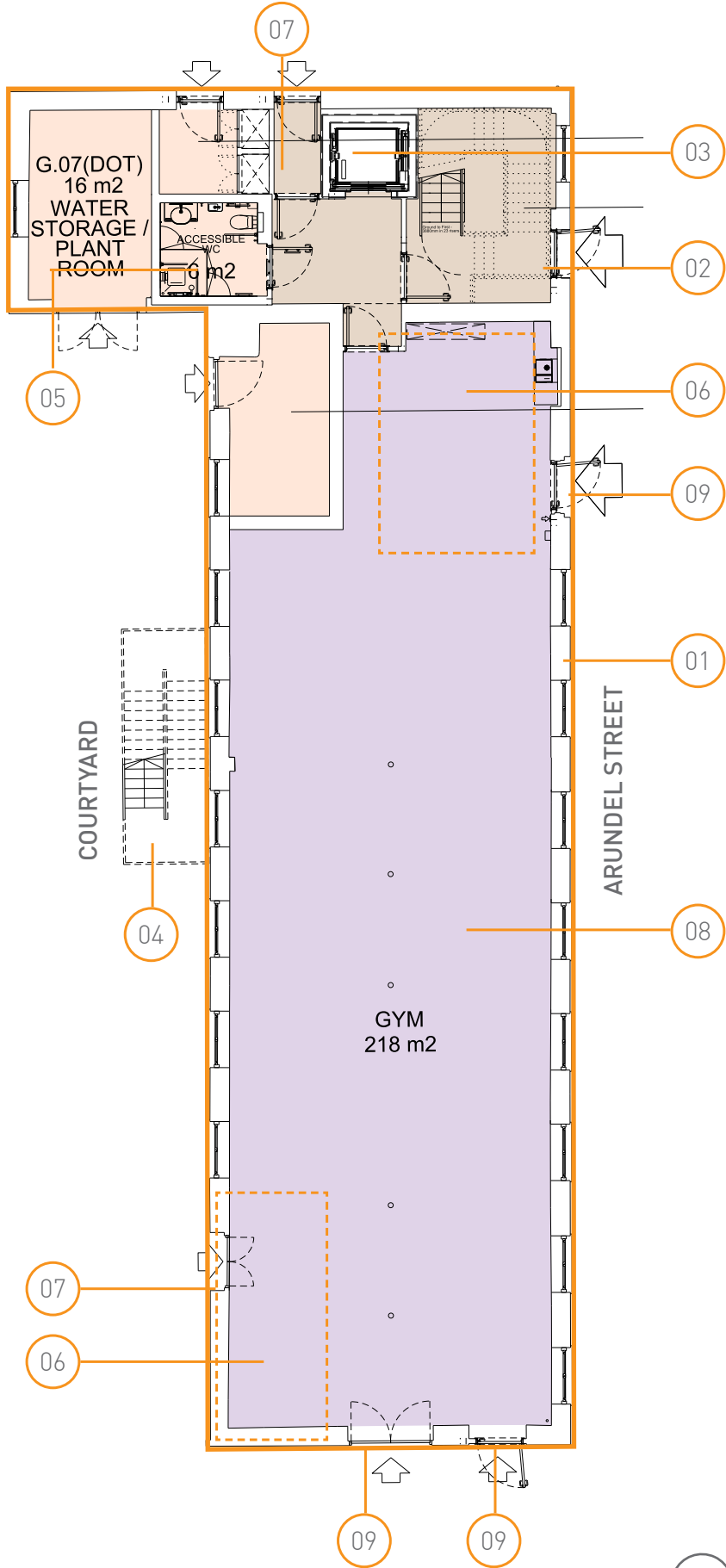
The amended layouts remain compliant with the criteria of the National Space Standards as defined in the Manchester City Council Residential Quality Guidance.

Activity zones within the habitable rooms remain compliant with the London Housing Design Guide.

01 SERVICE CUPBOARD RELOCATED TO BE ACCESSED FROM WITHIN APARTMENT



Level 00 - Approved Scheme



Level 00 - Proposed Amendments

2.2 Building 3 General Arrangement

2.2.1 OVERVIEW

The August 2019 approved scheme includes the retention of the existing DOT Motorcycle building (Building 3) which is to be renovated and re-purposed as mixed used accommodation comprising commercial space and residential units. Informed by the reassessment of the residential accommodation within Buildings 1 and 2, the functional brief of the Building 3 has been amended to be a combination of leisure and commercial space, and will retain the associated works to renovate and refurbish the existing fabric.

2.2.2 GROUND FLOOR

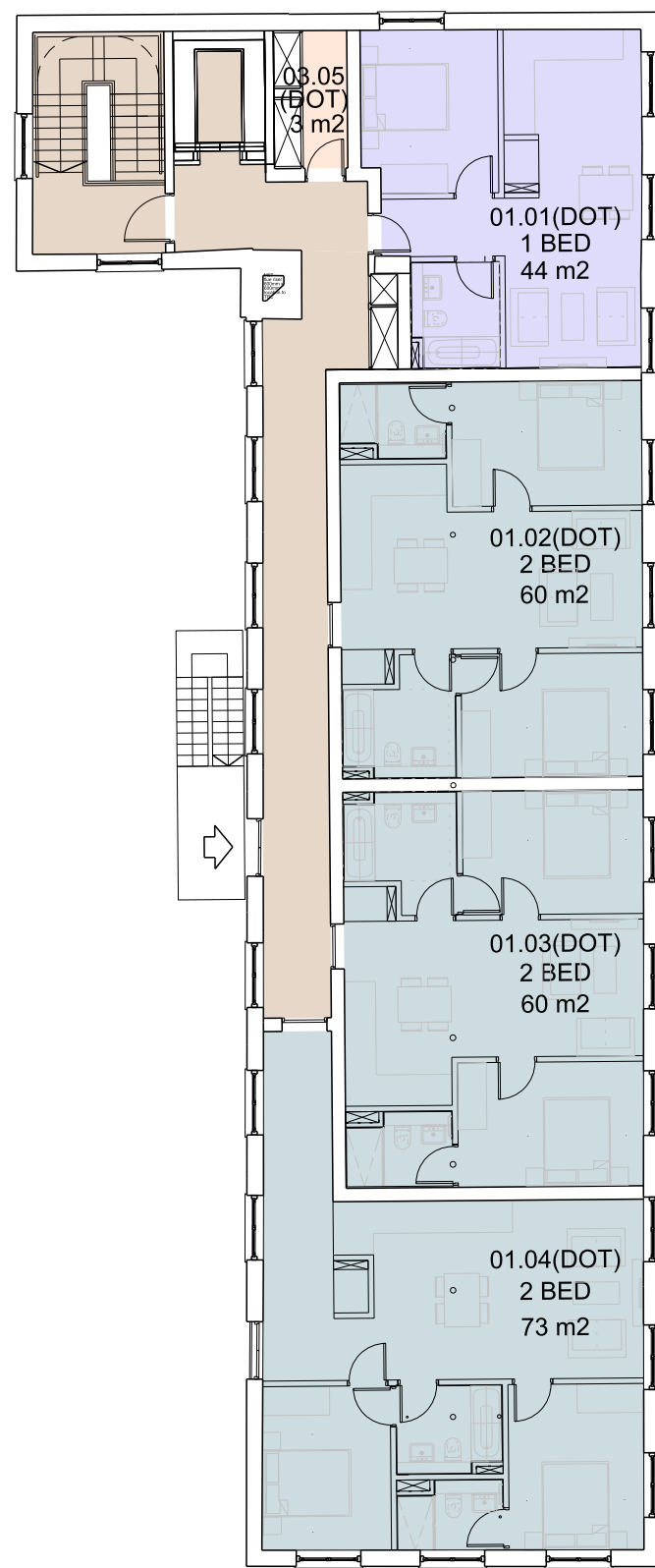
Approved Scheme

The ground floor comprises a commercial unit, residential entrance with new lift core and staircase, and supporting spaces such as plant and refuse storage. A new external staircase, located within the courtyard to the northwest provides a secondary means of escape to all levels above ground.

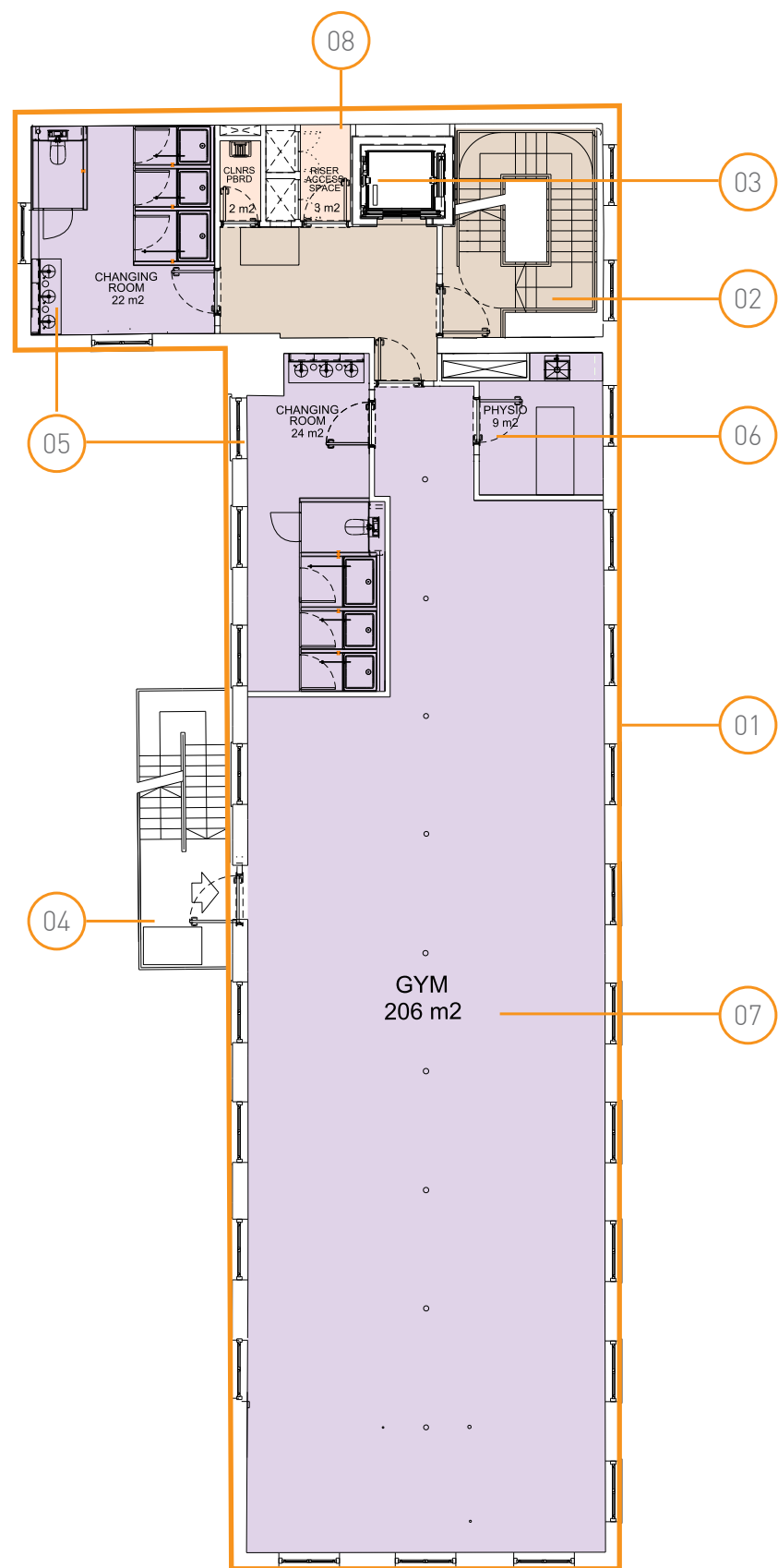
Proposed Amendments

The proposed ground floor comprises an open plan gym occupying the main space, with a new lift and stair core, plant and accessible washroom within the northeast wing. The entrance to the communal core is situated on Arundel Street.

- 01 INTERNAL SPACES AND SERVICES ARRANGEMENTS AMENDED TO ACCOMMODATE NEW INTERNAL FUNCTIONS
- 02 COMMUNAL ENTRANCE AND CIRCULATION
- 03 CORE ARRANGEMENT REVISED TO SUIT REVISED INTERNAL FUNCTIONS
- 04 ENLARGED EXTERNAL METAL MEANS OF ESCAPE STAIR
- 05 SHARED ACCESSIBLE SHOWER AND WC CHANGING FACILITIES FOR GYM
- 06 REFUSE STORE SERVING DOT GYM AND COMMERCIAL SPACES HAVE BEEN RELOCATED TO SHARED PROVISION WITHIN BUILDINGS 1 & 2
- 07 REAR DOOR FACILITATE ACCESS TO SHARED BIN STORE VIA COURTYARD
- 08 GYM STUDIO
- 09 DEDICATED ACCESS AND EGRESS TO GYM STUDIO



Level 1 - Approved Scheme



Level 1 - Proposed Amendments

2.2.3 LEVEL 1

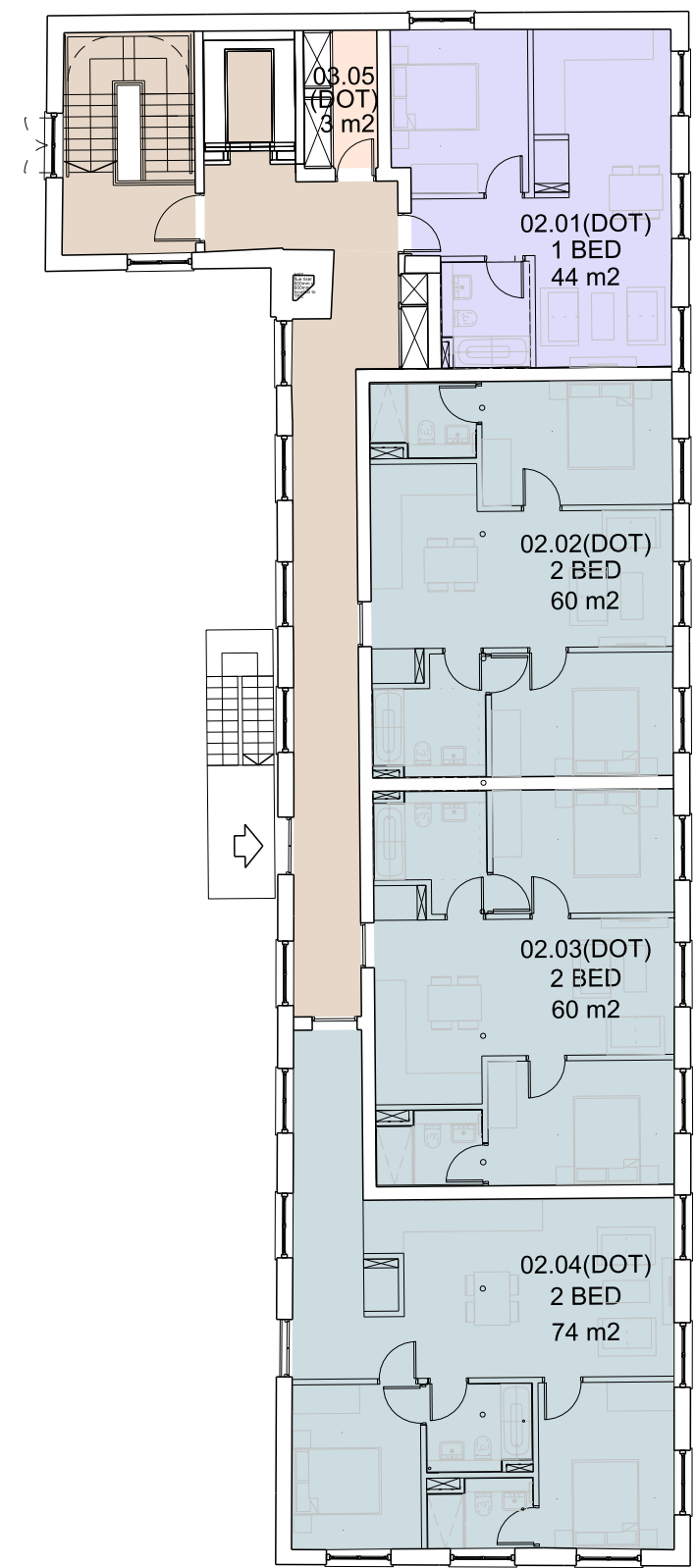
Approved Scheme

The upper floor levels comprises residential accommodation, providing 1 and 2 bed units.

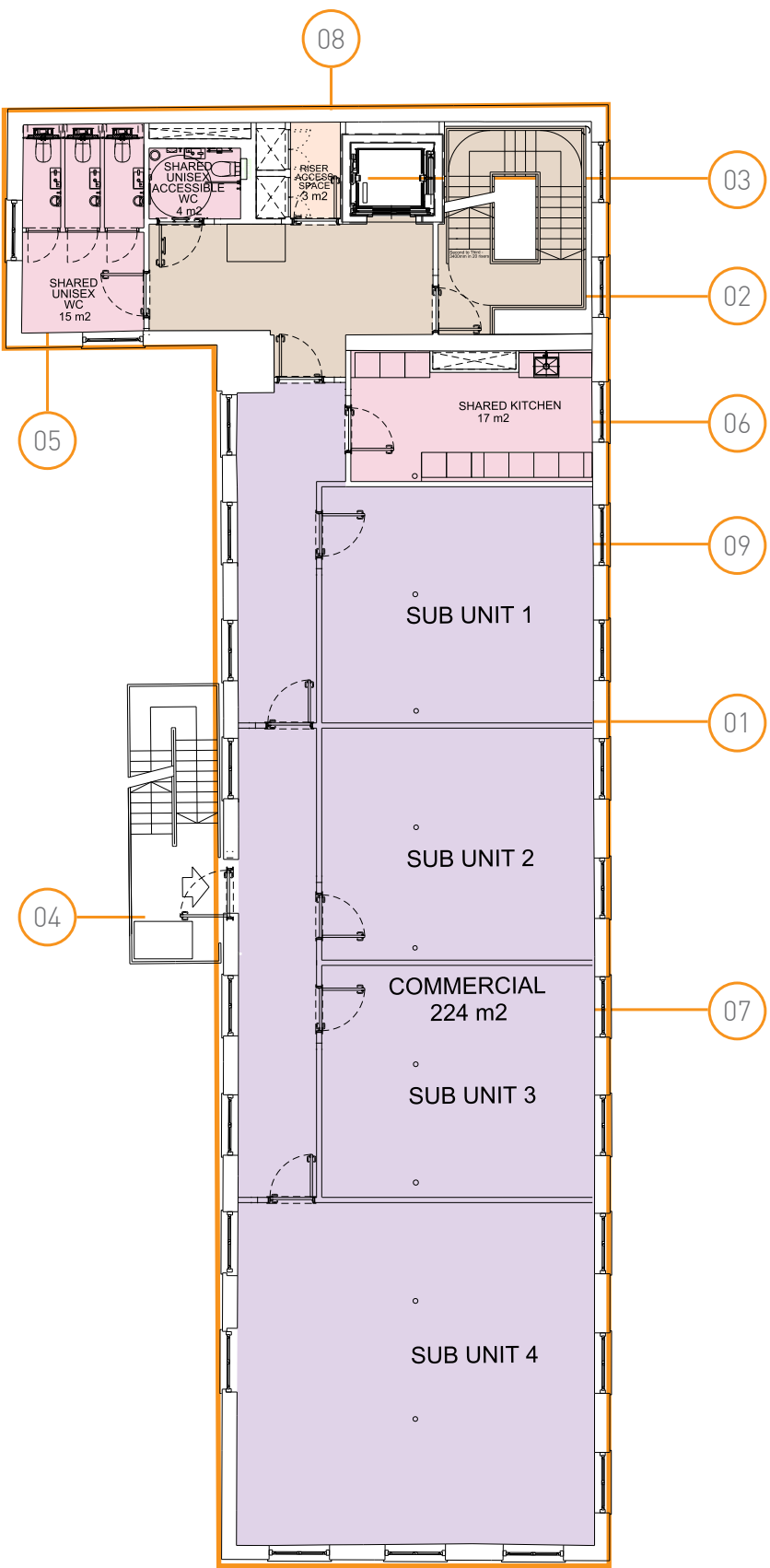
Proposed Amendments

A second open-plan gym space is proposed at Level 1, supported by changing provision and treatment rooms adjacent to and within the northeast wing.

- 01 INTERNAL SPACES AND SERVICES ARRANGEMENTS AMENDED TO ACCOMMODATE NEW INTERNAL FUNCTIONS
- 02 COMMUNAL CIRCULATION
- 03 CORE ARRANGEMENT REVISED TO SUIT REVISED INTERNAL FUNCTIONS
- 04 ENLARGED EXTERNAL METAL MEANS OF ESCAPE STAIR
- 05 CHANGING FACILITIES FOR GYM
- 06 PHYSIOTHERAPY TREATMENT ROOM FOR GYM
- 07 GYM STUDIO
- 08 NEW WINDOW OPENING PROPOSED IN APPROVED SCHEME TO BE OMITTED



Levels 2-3 - Approved Scheme



Levels 2-3 - Proposed Amendments

2.2.3 LEVELS 2-3

Approved Scheme

As Level 1, the approved scheme comprises residential accommodation providing 1 and 2 bed units.

Proposed Amendments

Levels 2 and 3 are proposed to be amended to commercial use, with the majority of the floor plates subdivided into individual units, supported by communal washrooms and shared kitchen space adjacent to and within the northeast wing

- 01 INTERNAL SPACES AND SERVICES ARRANGEMENTS AMENDED TO ACCOMMODATE NEW INTERNAL FUNCTIONS
- 02 COMMUNAL CIRCULATION
- 03 CORE ARRANGEMENT REVISED TO SUIT REVISED INTERNAL FUNCTIONS
- 04 ENLARGED EXTERNAL METAL MEANS OF ESCAPE STAIR
- 05 COMMUNAL WC PROVISION
- 06 COMMUNAL KITCHEN FACILITIES
- 07 COMMERCIAL SPACE WITH INDICATIVE SUBDIVISION
- 08 NEW WINDOW OPENING PROPOSED IN APPROVED SCHEME TO BE OMITTED

Accommodation Schedule - Proposed Amendments

BUILDINGS 1 and 2 - (31.8% 1 BED UNITS)															
LVL	PROGRAM	1B		2B		3B		COMMERCIAL UNIT	Σ		NIA sq m	NIA sq ft	GIA sq m	GIA sq ft	NIA/GIA %
		1P	2P	3P	4P	5P	6P								
00	Commercial							4	4		195.0	2,099	2,007.1	21604.2	9.7
01	Residential	5	5	15	6	0	1		32		1,967	21,172.6	2,522.9	27,156.2	78
02	Residential	5	5	15	6	0	1		32		1,967	21,172.6	2,522.9	27,156.2	78
03	Residential	5	5	15	6	0	1		32		1,967	21,172.6	2,522.9	27,156.2	78
04	Residential	5	5	15	6	0	1		32		1,967	21,172.6	2,522.9	27,156.2	78
05	Residential	5	5	15	6	0	1		32		1,967	21,172.6	2,522.9	27,156.2	78
06	Residential	5	5	15	6	0	1		32		1,967	21,172.6	2,522.9	27,156.2	78
07	Residential	5	5	15	6	0	1		32		1,967	21,172.6	2,522.9	27,156.2	78
08	Residential	3	5	6	6	0	1		21		1,301	14,003.8	1,805.1	19,429.9	72.1
09	Residential	1	4	2	5	0	1		13		847	9,117.0	1,274.0	13,713.2	66.5
10	Residential	1	4	2	6	0	1		14		917	9,870.5	1242.6	13,375.2	73.8
11	Residential	1	0	1	2	0	1		5		359	3,864.2	634.6	6,830.3	56.6
12	Residential	2	0	1	3	0	1		7		470	5,059.0	603.2	6,492.8	77.9
13	Residential	2	0	1	3	0	1		7		470	5,059.0	603.2	6,492.8	77.9
14	Residential	2	0	1	3	0	1		7		470	5,059.0	603.2	6,492.8	77.9
15	Residential	2	0	1	3	0	1		7		470	5,059.0	603.2	6,492.8	77.9
16	Residential	2	0	1	3	0	1		7		470	5,059.0	603.2	6,492.8	77.9
17	Residential	2	0	1	3	0	1		7		470	5,059.0	603.2	6,492.8	77.9
18	Residential	2	0	1	3	0	1		7		472	5,080.6	603.2	6,492.8	78.2
19	Residential	2	0	1	3	0	1		7		472	5,080.6	603.2	6,492.8	78.2
20	Residential	3	0	1	4	0	0		8		469	5,048.3	603.2	6,492.8	77.8
21	Residential	3	0	1	4	0	0		8		469	5,048.3	603.2	6,492.8	77.8
22	Residential	2	0	1	3	0	0		6		357	3842.7	603.2	6,492.8	59.2
23	Roof Access										0	0	37	398.3	
Σ		65	48	127	96	0	19		355		22,447.0	241,617.3	31,295.9	336,865.9	71.7

2.3 Accommodation Schedule

2.3.1 OVERALL DEVELOPMENT

Approved Scheme
The approved scheme comprises a development total of 32,614 sq m (351,057 sq ft) GIA across the site of 0.5 hectares.

Proposed Amendments
The amended proposals scheme comprises a development total of 31,295 sq m (336,365 sq ft) GIA across the site of 0.5 hectares.

2.3.2 RESIDENTIAL ACCOMMODATION

Approved Scheme
The approved scheme proposes a mixture of apartment types with layouts that can allow for either private for sale or ‘private for rent’ occupancy, comprising:

- 127no 1 bedroom apartments (1B/2P + 1B/1P) (35.8%)
 - 218no 2 bedroom apartments (2B/3P + 2B/4P) (61.4%)
 - 10no 3 bedroom apartments (3B/6P) (2.8%)
- Of the one bed apartments, 55.1% are 1 bed/1 person, the remainder are 1 bed /2 person.
- Of the two bed apartments, 19.3% are 2 bed/3 person, the remainder are 2 bed /4 person.

Proposed Amendments
The proposed amendments scheme proposes a mixture of apartment types for ‘private for rent’ occupancy, comprising:

- 113no 1 bedroom apartments (1B/2P + 1B/1P) (31.8%)
- 223no 2 bedroom apartments (2B/3P + 2B/4P) (62.8%)
- 19no 3 bedroom apartments (3B/6P) (5.4%)

Of the one bed apartments, 57.5% are 1 bed/1 person, the remainder are 1 bed /2 person.

Of the two bed apartments, 56.9% are 2 bed/3 person, the remainder are 2 bed /4 person.

BUILDING 3 - Existing DOT building													
LVL	PROGRAM	1B		2B		COMMERCIAL UNIT	Σ		NIA sq m	NIA sq ft	GIA sq m	GIA sq ft	NIA/GIA %
		1P	2P	3P	4P								
00	Commercial	0	0	0	0	1	1		218	2,346.5	304.7	3,280.8	71.5
01	Commercial	0	0	0	0	1	1		261	2809.4	316.4	3,405.7	82.5
02	Commercial	0	0	0	0	4	4		224.1	2412.2	317.0	3,412.2	70.7
03	Commercial	0	0	0	0	4	4		224.6	2417.6	317.6	3,418.6	70.7
Σ		0	0	0	0	10	10		927.7	9,985.7	1,255.8	13,517.3	73.9

2.3.3 COMMERCIAL ACCOMMODATION

Approved Scheme
The approved scheme proposes commercial accommodation at ground floor level of Buildings 1 and 3, totalling 508 sq m (5,468 sq ft) NIA.

Proposed Amendments
The proposed amendment scheme retains commercial accommodation at ground floor level of Building 1 and at Levels 02 and 03 of Building 3, totalling 643.7 sq m (6,928.7 sq ft) NIA.
The proposed commercial space at Levels 00 and 01 of Building 3, totals 479 sq m (5,155.9 sq ft) NIA and is proposed to be used as a commercial gym.

2.4 Façade Adjustments

2.4.1 BUILDING 1

Approved Scheme

Within the August 2019 planning permission, the façade expression of Building 1 draws reference from the historic context of industrial mill and warehouse buildings in terms of materiality and subdivision. The elevational treatment comprises a ‘super-grid’ of hand cast ochre-red brickwork, within which sit a composition of dark bronze coloured metal frame glazing, metal panels and metal balustrading.

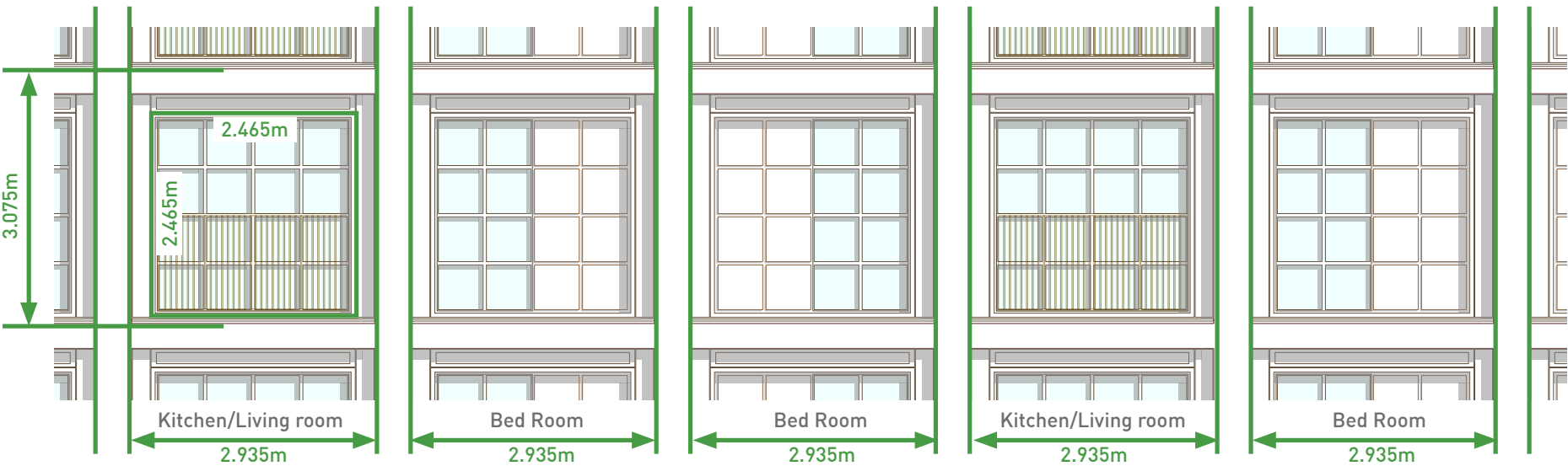
At ground floor, the façade forms a robust base of horizontal bands projecting and recessed brickwork in a dark red-grey tone to gently differentiate from the upper levels. As above, the infill elements comprise of dark bronze metal framed glazing to shop fronts and entrances, with elegant bronze coloured metal fins concealing functional spaces such as plantrooms and stores within.

Proposed Amendments

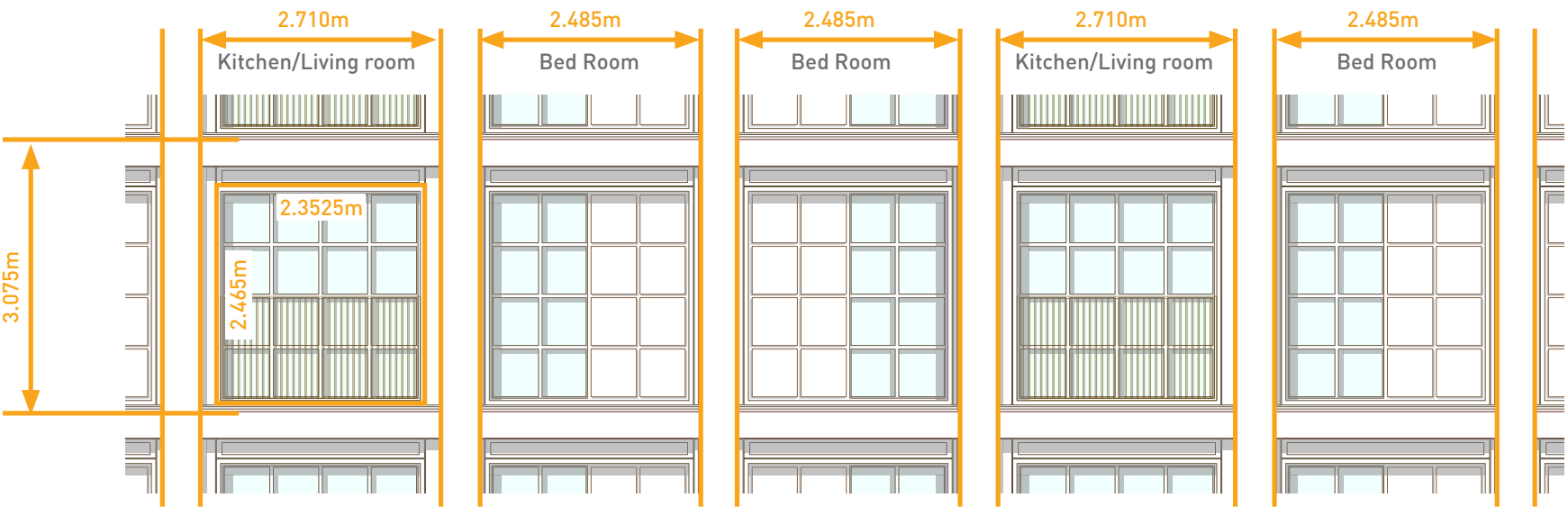
The proposed amendments retains the articulation, materiality, and component elements of the approved scheme, as well as the spacing of the horizontal brick spandrel panel.

At the upper levels, a reduction in the spacing between the vertical super grid brick faced piers is proposed, informed by the adjustments to the internal arrangement. The façade treatment of the glazed and solid infill elements remains as the approved scheme, but the subdivision of these elements has been adjusted to suit the module of the super-grid.

At ground level, the adjustment to the façade module above continues through to the subdivision of the façade at this level. The façade treatment of the infill elements at this level remains as the approved scheme, with adjustments to its subdivision to suit the overall façade module and the extent and location of glazed and solid elements amended suit the revised internal arrangement.



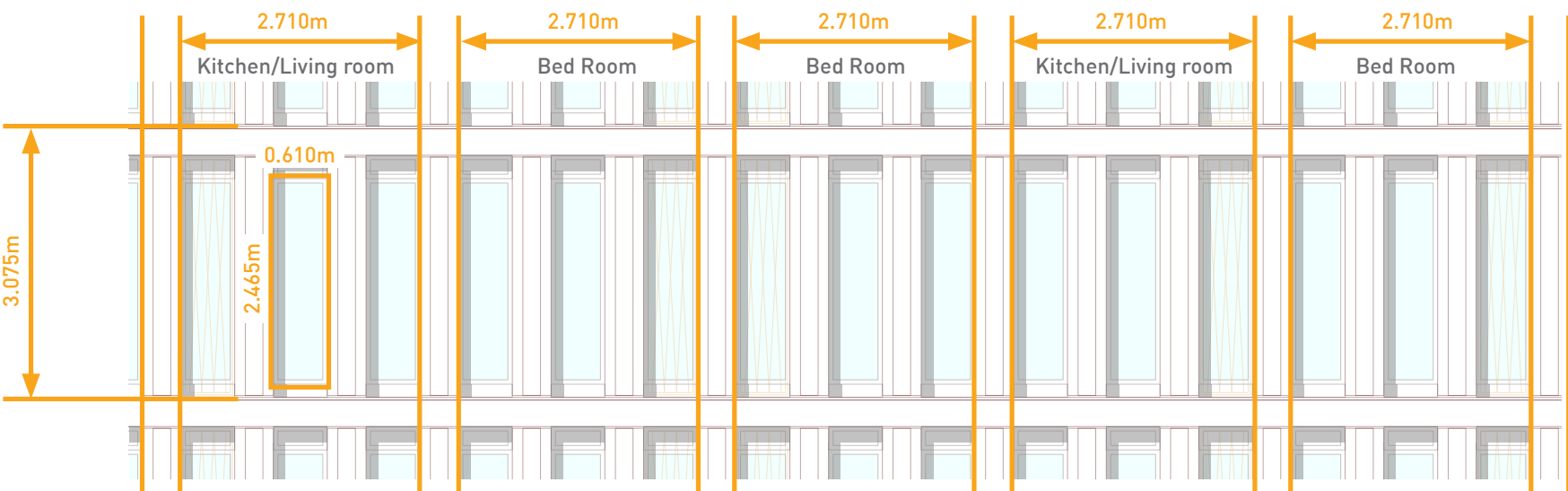
Approved Scheme



Proposed Amendments



Approved Scheme



Proposed Amendments

2.4.2 BUILDING 2

Approved Scheme

Within the August 2019 planning permission, the façade expression of Building 2 incorporates larger scale full height components that acknowledge the scale and massing of the tower and as a contrast to the finer texture and subdivision of Building 1.

The façade is composed of a tighter vertical grid, with deep reveals, creating a dynamic and animated impression of shadow and light throughout the day. The palette of materials comprises reconstituted sandstone mullions in tones of deep red and purple, which combined with texture and variation in depth, echoing the historic facades of Manchester.

To the eastern and northern façades, the reconstituted stone mullions are sculptured in profile and aligned vertically to create a strong but decorative 'load bearing' expression. The remaining façades comprise a combination of these primary mullions with simpler and shallower secondary stone mullions, which are arranged in a staggered alignment to create a playful dynamic.

Between the mullions on all elevations are set back full height fixed glazing and bronze coloured perforated metal screens. The panels conceal manually operated opening vents to provide rapid ventilation to the apartment interiors. The outer screens are decorated with an intricate pattern in reference to the city's history of textile design and manufacture.

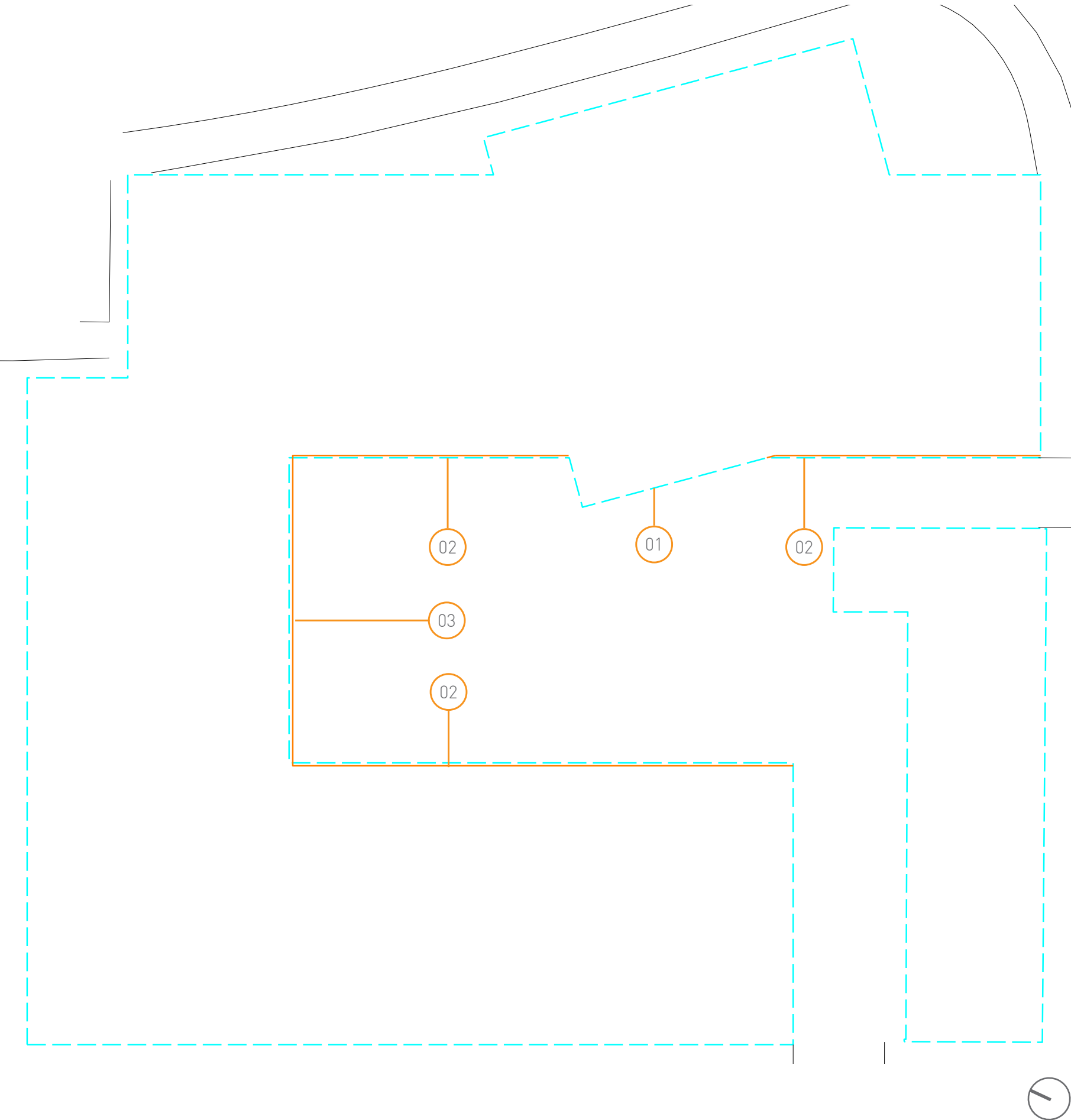
At ground level, reconstituted stone is configured in a similar arrangement to the horizontal brick base of Building 1, which, with similar fenestration and vertical bronze colour fins, provides a unified frontage at street level.

Proposed Amendments

The proposed scheme retains the articulation, materiality, and component elements of the approved scheme as well as the spacing of the horizontal reconstituted stone spandrels.

At the upper levels, a reduction in the spacing between the vertical reconstituted stone mullions is proposed, informed by the adjustments to the internal arrangement. The façade treatment of the glazed and solid infill elements remains as the consented scheme, but the widths of these elements has been adjusted to suit the reconfigured module of the mullions.

At ground level, the adjustment to the façade module above continues through to the subdivision of the façade at this level. The façade treatment of the infill elements at this level remains as the consented scheme, with adjustments to its subdivision to suit the overall façade module and the extent and location of glazed and solid elements amended suit the revised internal arrangement.



2.4.3 BUILDINGS 1 & 2 COURTYARD OUTLINE

Following the proposed amendments to the facade modules outlined in Section 2.4.1 and 2.4.2, it is proposed that amendments are made to the building outline enclosing the central courtyard. These are illustrated in the adjacent image.

The outline of the approved scheme is illustrated by the blue dotted line and the proposed amendments scheme retains the outline on the outward facing facades.

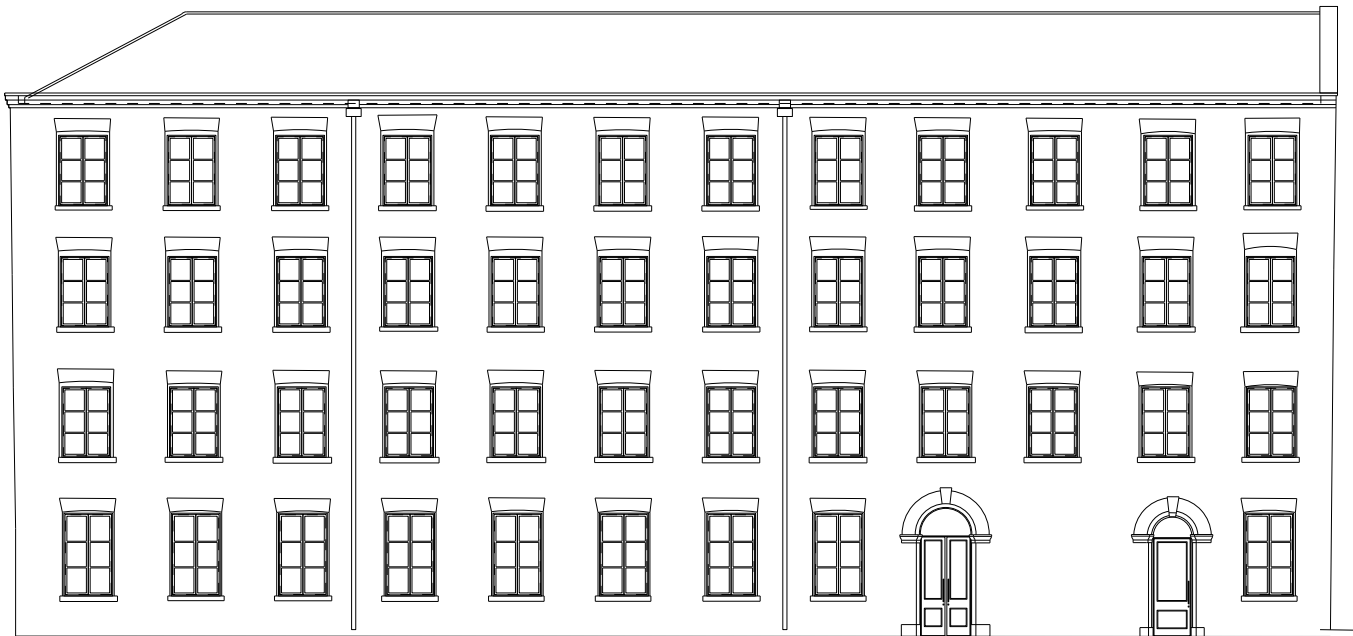
On Building 1, it is proposed that the northwest facing facade line moves inwards by 225mm (one brick length), and the southwest facing moves outwards by 225mm (one brick length).

On Building 2, it is proposed that the southeast facing facade line moves inwards by 225mm (one brick length). The projecting corner of the tower massing remains as the approved scheme.

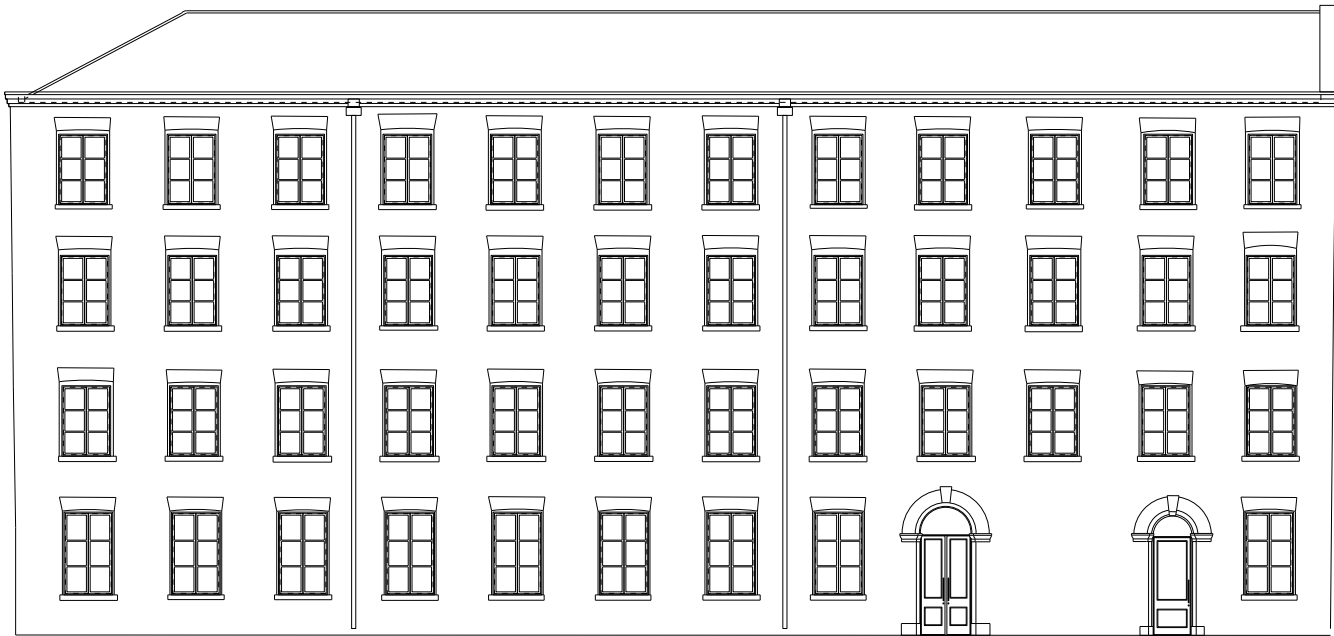
- 01 APPROVED SCHEME BUILDING OUTLINE (BLUE DASH)
- 02 PROPOSED AMENDED BUILDING OUTLINE MOVED INWARDS BY 225MM
- 03 PROPOSED AMENDED BUILDING OUTLINE MOVED OUTWARD BY 225MM

SOUTH FACADE (FACING ELLESMERE STREET)

APPROVED SCHEME



PROPOSED AMENDMENTS



2.4.4 BUILDING 3

Overview - Approved Scheme

Within the August 2019 planning permission, the positive contribution of the DOT warehouse to the surrounding context is acknowledged by its proposed retention, renovation, and refurbishment.

Traditional material and construction methods will be adopted, and window and doors will be sympathetically replaced to contemporary standards. Cleaning of existing finishes will utilise conservation methods to minimise damage to the fabric.

Overview - Proposed Amendments

The proposed amendments will retain the facade retention, renovation, and refurbishment of the approved scheme.

South Elevation - Approved Scheme

The approved scheme retained existing openings and proposed new windows and doors.

The provision of service penetrations was excluded from this facade to minimise the alternations to this street facing elevation.

South Elevation - Proposed Amendments

The proposed amendments retain the new windows proposed in the approved scheme and the exclusion of service penetrations.

At ground level, it is proposed that an existing opening between the entrance doors will be opened up and a new window introduced to match the adjoining windows.

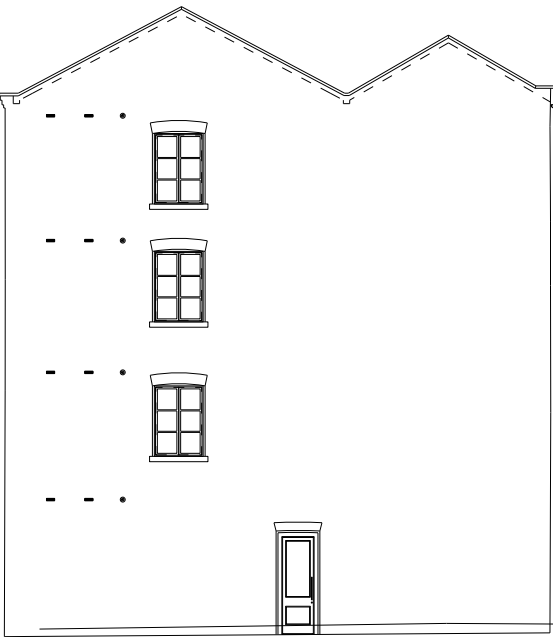
WEST FACADE

EAST FACADE (FACING NEW BUILD)

APPROVED SCHEME



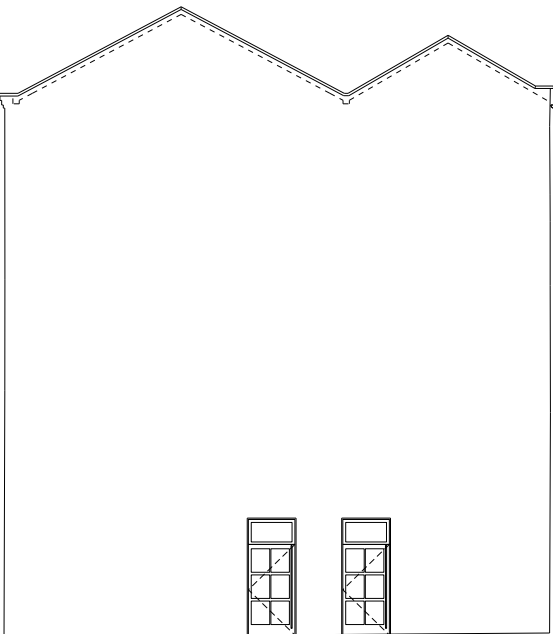
APPROVED SCHEME



PROPOSED AMENDMENTS



PROPOSED AMENDMENTS



West Elevation - Approved Scheme

The approved scheme retains existing openings and proposed new windows and doors. Three new window openings were introduced to the gable end, to match the adjacent openings.

Service penetrations to suit the residential use have been located to this inwards facing elevation.

West Elevation - Proposed Amendments

The proposed amendments retain the new windows proposed in the approved scheme

The provision of service penetrations on the facade will be amended to suit the proposed change of use.

The approved new window openings in the east facade will be omitted to suit the internal arrangement of the communal core and to avoid any views into the adjacent residential units within Building 2.

East Elevation - Approved Scheme

The approved scheme retains an existing opening at ground level and proposed new window openings at Levels 01, 02 and 03 to suit the internal arrangement of a one bedroom unit.

Service penetrations on the facade are proposed to suit the proposed change of use.

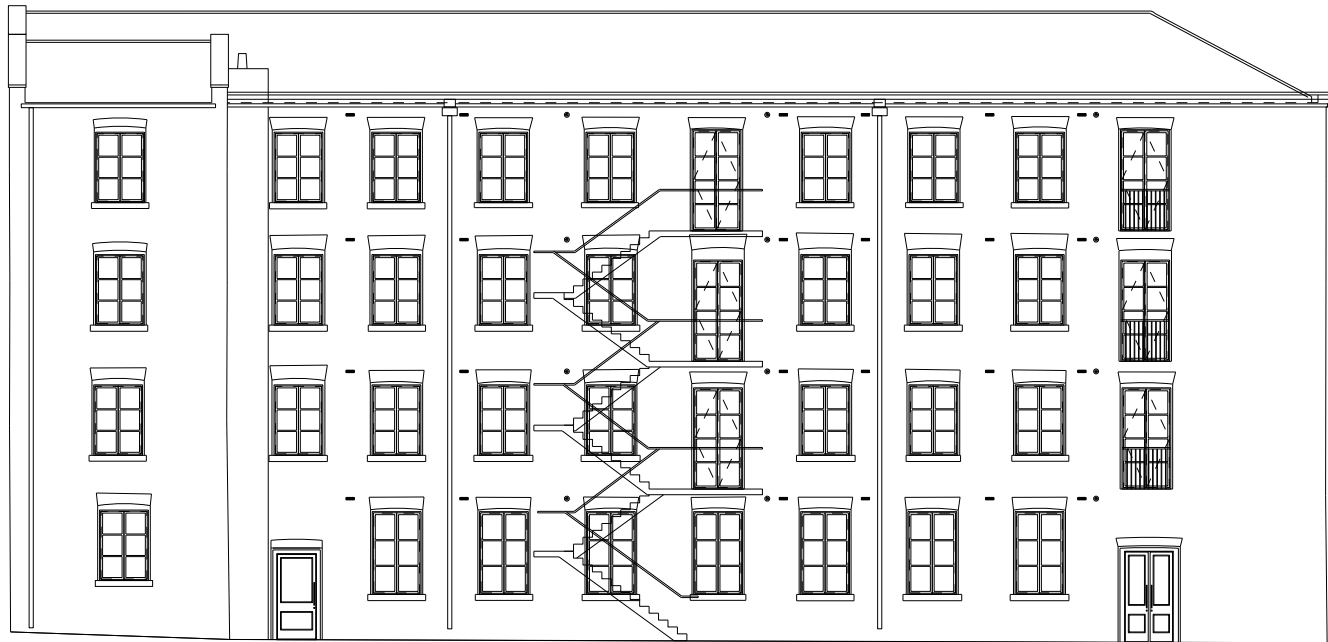
East Elevation - Proposed Amendments

The approved new window openings in the east facade will be omitted to suit the internal arrangement of the communal core and to avoid any views into the adjacent residential units within Building 2.

Service penetrations proposed in the approved scheme will be omitted to suit the proposed change of use.

NORTH FACADE (FACING INTO COURTYARD)

APPROVED SCHEME



North Elevation - Approved Scheme

The approved scheme retains the principle existing openings and proposed new windows and doors. Smaller windows associated with existings WCs are proposed to be bricked up.

Service penetrations to suit the residential use have been located to this inwards facing elevation.

A replacement external metal staircase will provide a secondary means of escape for Levels 01, 02 and 03.

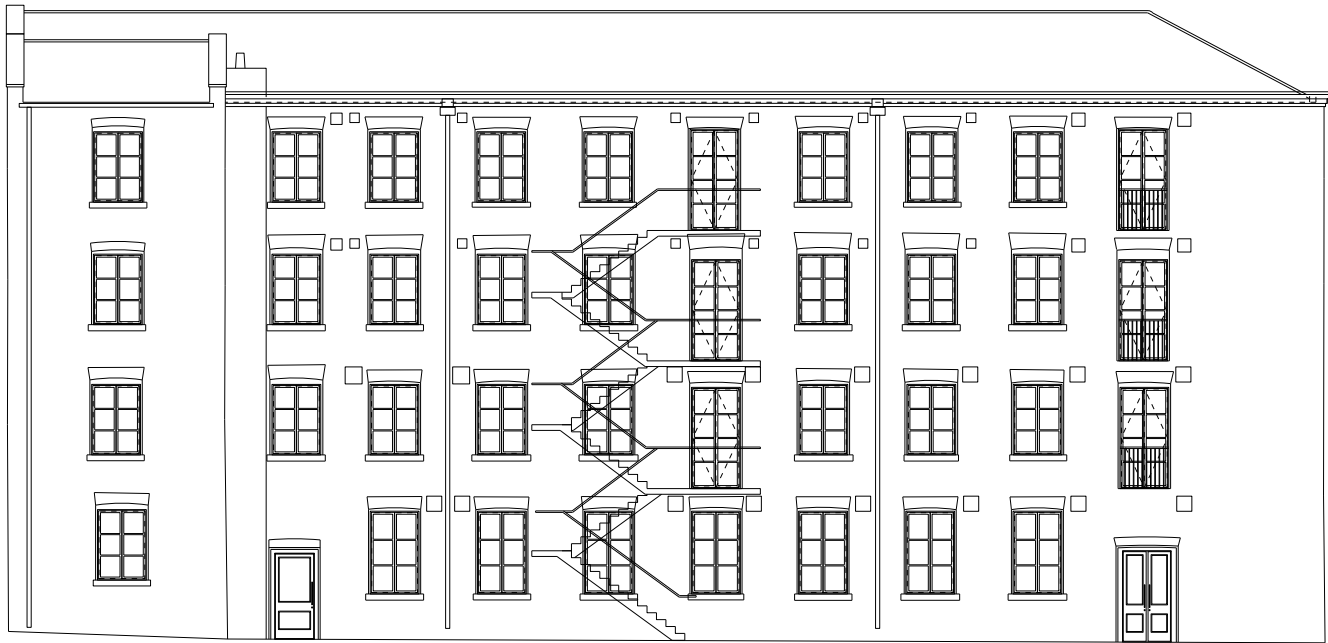
North Elevation - Proposed Amendments

The proposed amendments retain the new windows proposed in the approved scheme.

The provision of service penetrations will be amended to suit the proposed change of use.

The replacement external metal staircase providing a secondary means of escape for Levels 01, 02 and 03 will be enlarged in plan to suit the proposed change of use from residential to leisure/commercial.

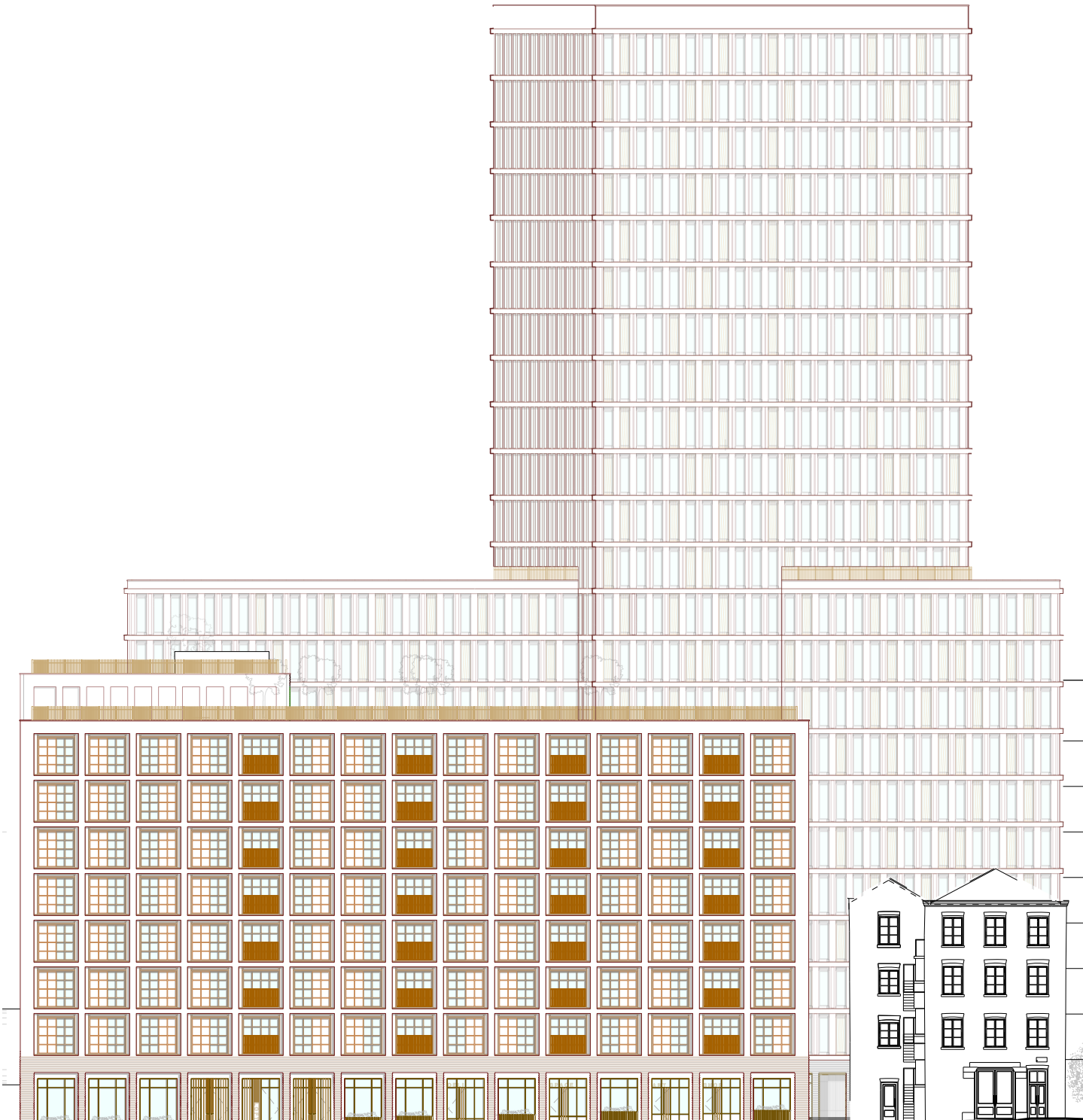
PROPOSED AMENDMENTS



2.4.5 WEST ELEVATION COMPARISON

A comparison of the approved west facing elevations and proposed amendment to these are illustrated below.

BUILDING 2

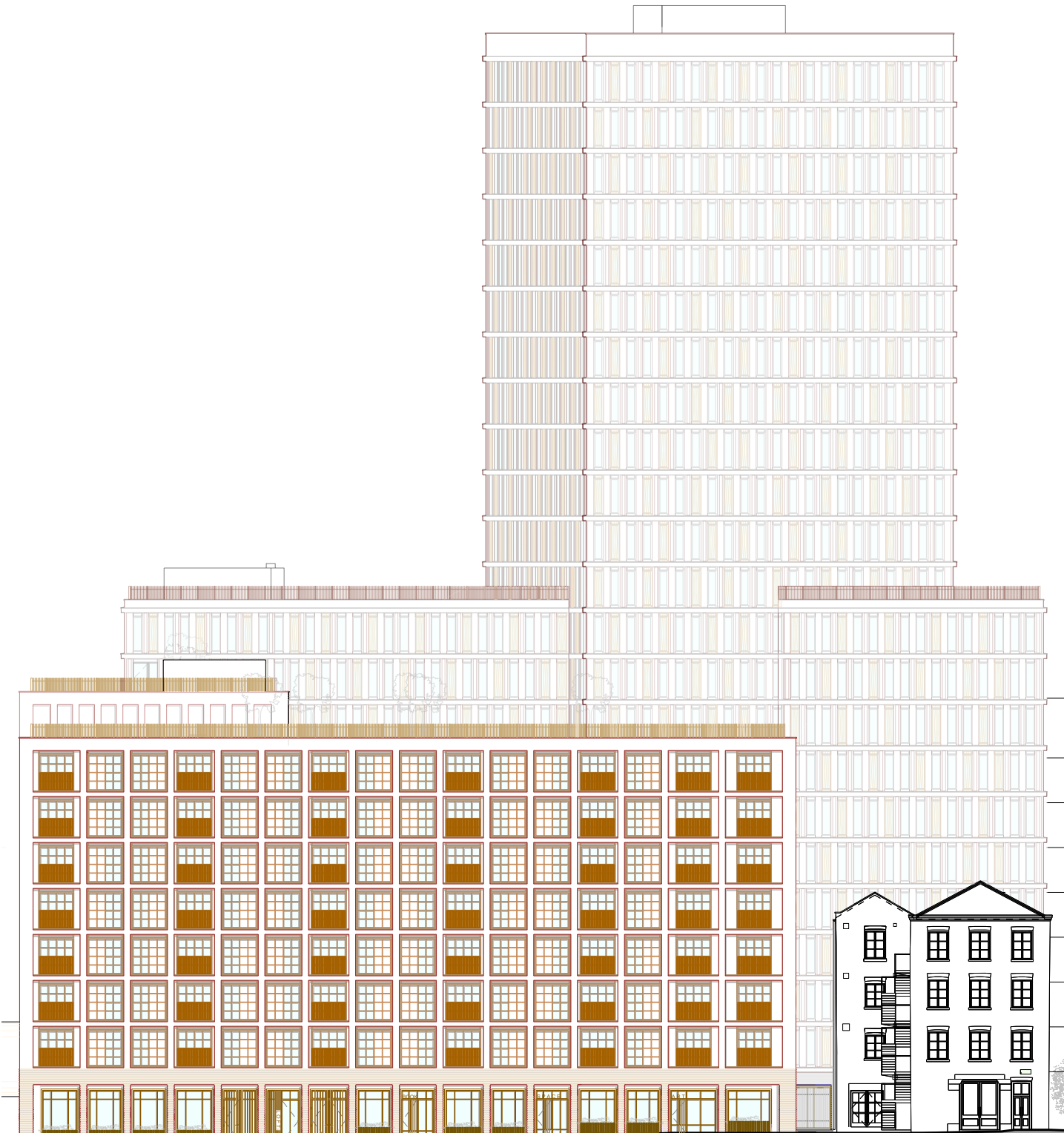


Approved Scheme

BUILDING 1

BUILDING 3

BUILDING 2



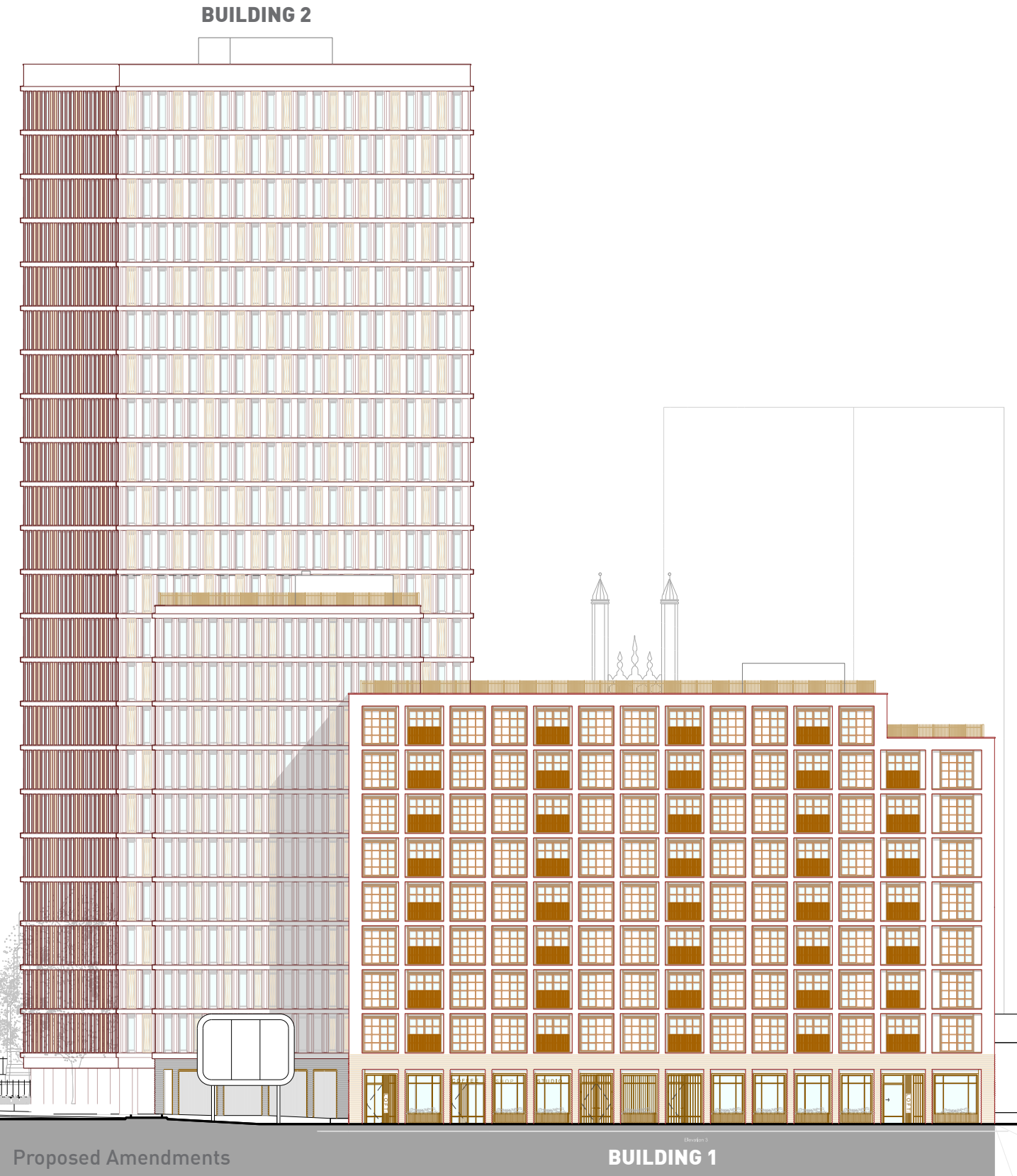
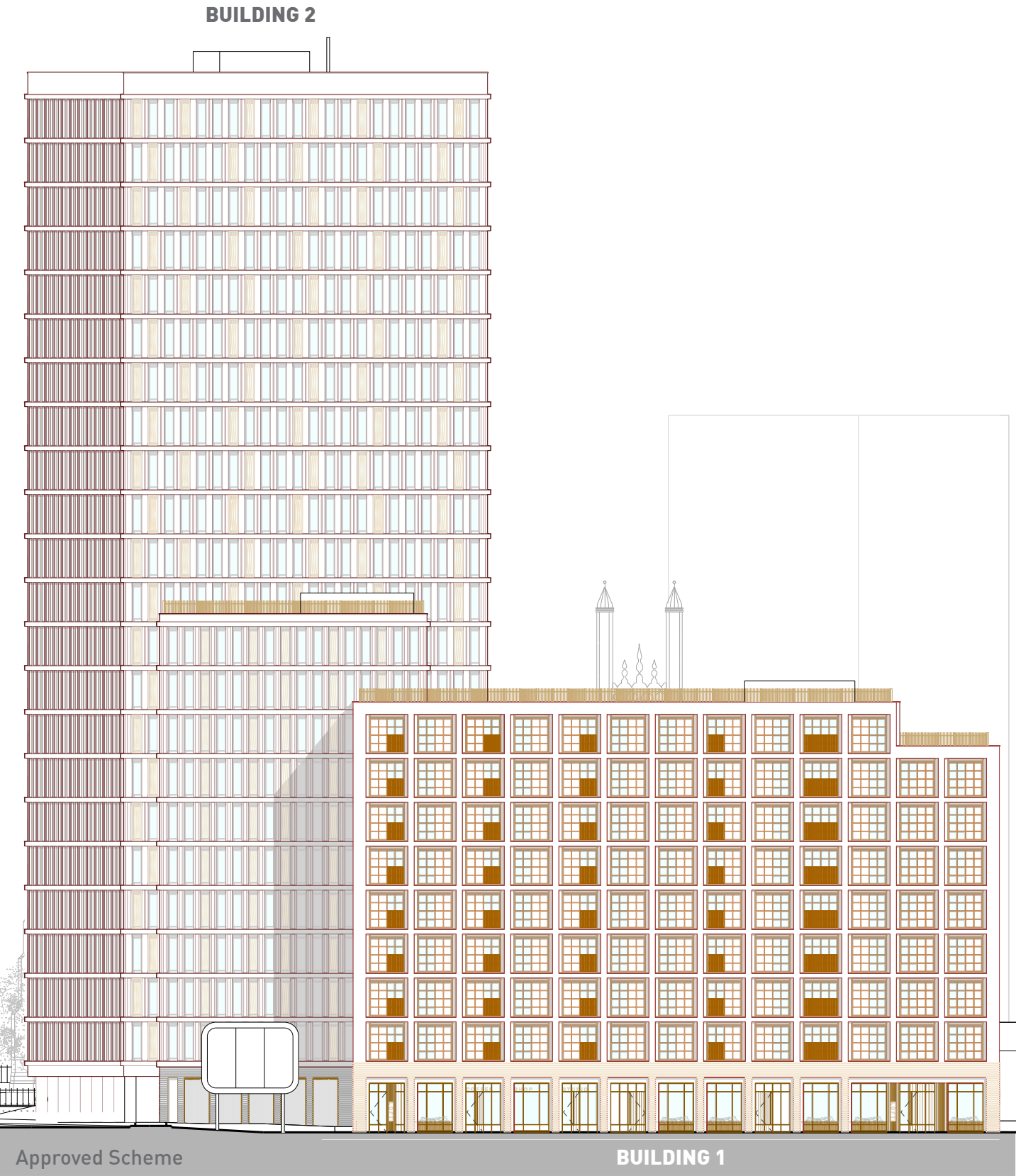
Proposed Amendments

BUILDING 1

BUILDING 3

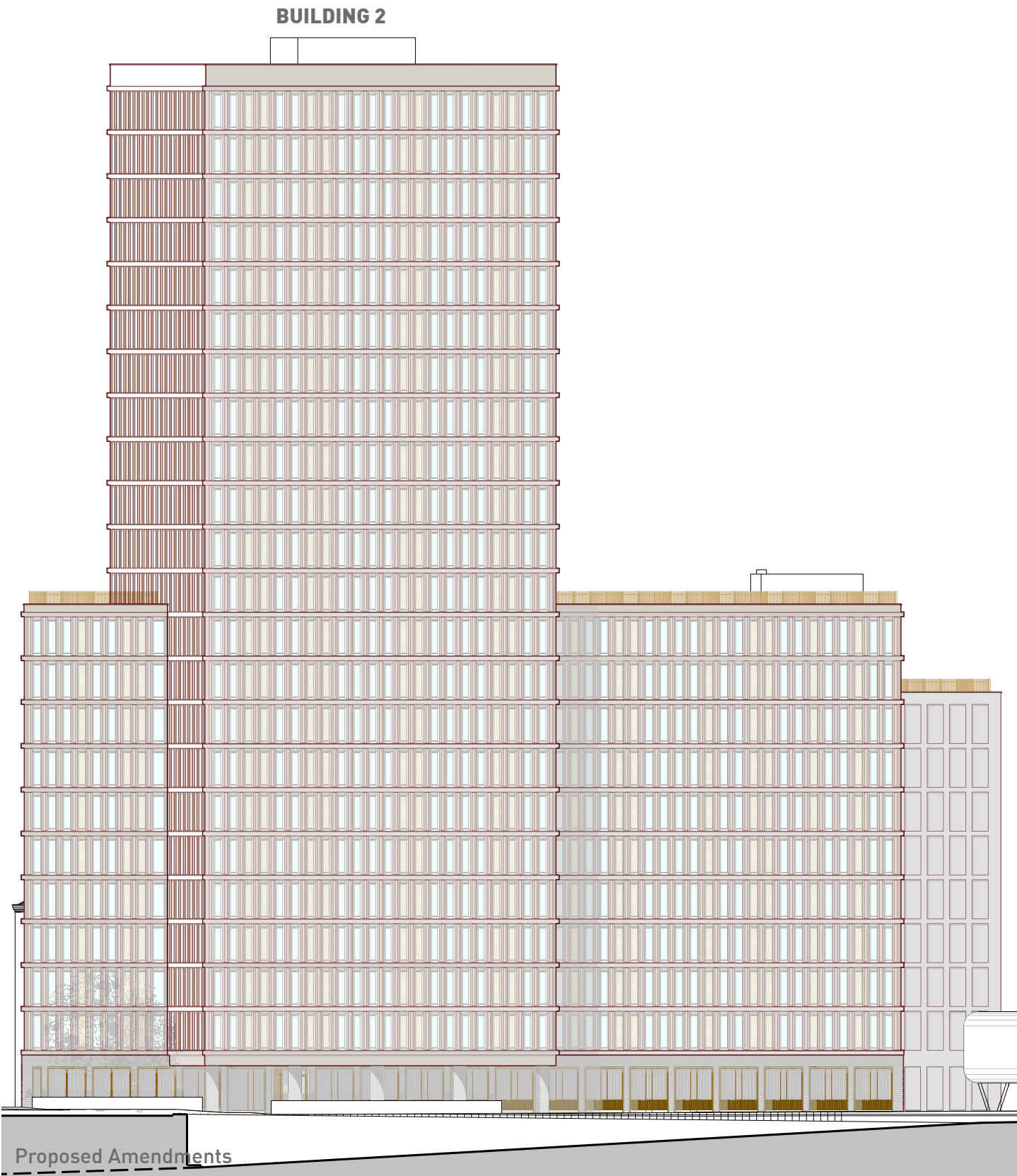
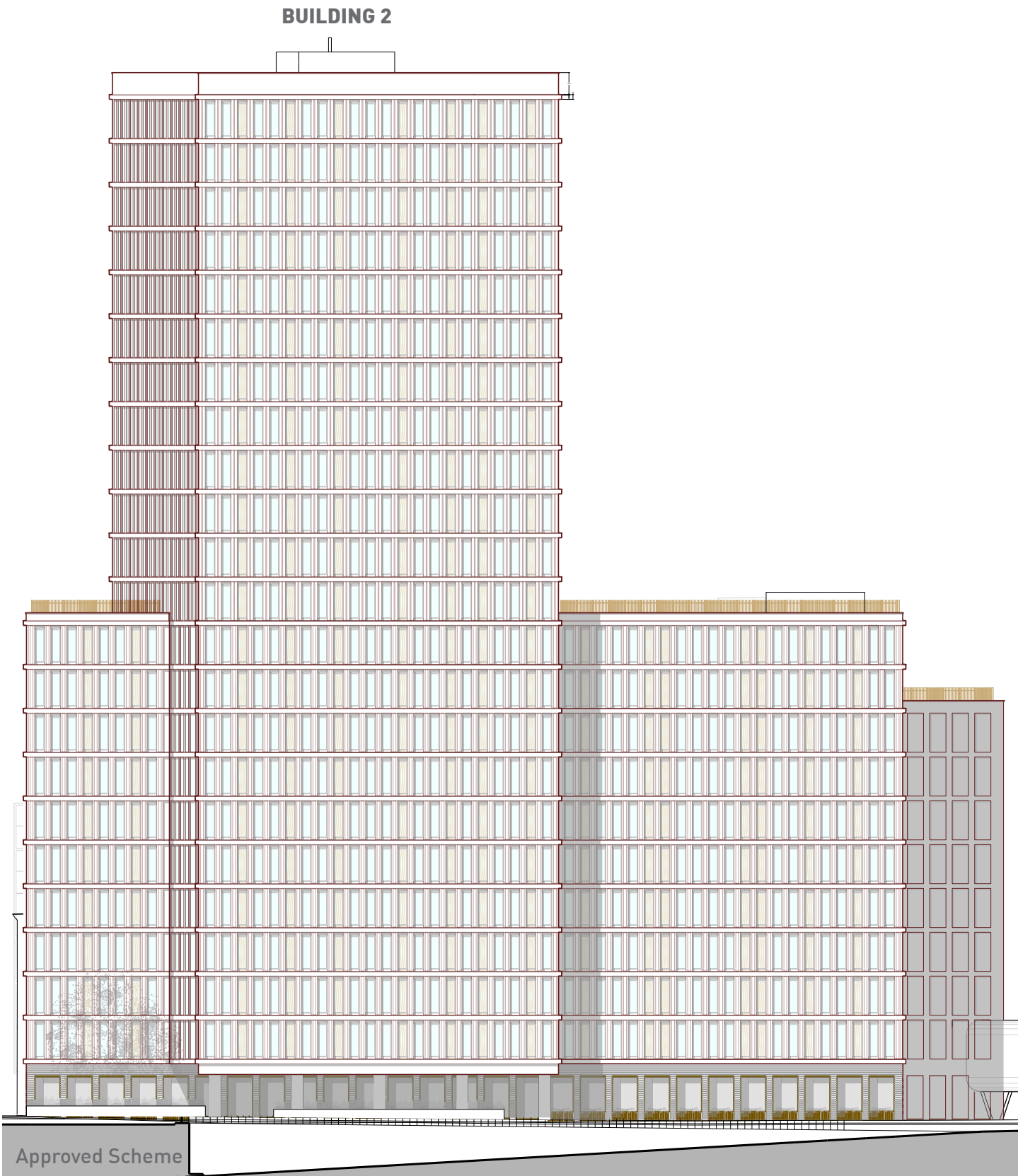
2.4.6 NORTH ELEVATION COMPARISON

A comparison of the approved north facing elevations and proposed amendment to these are illustrated below.



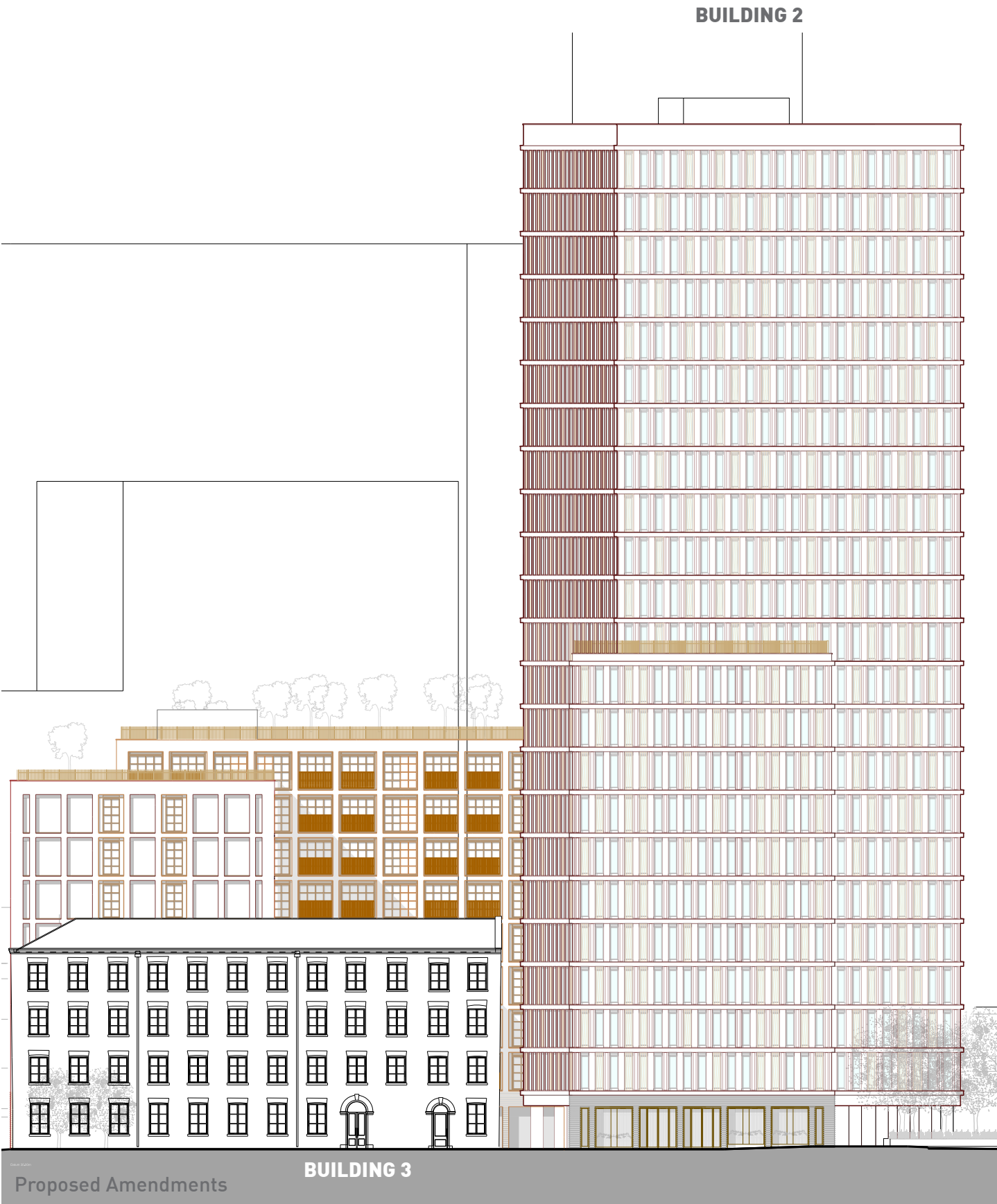
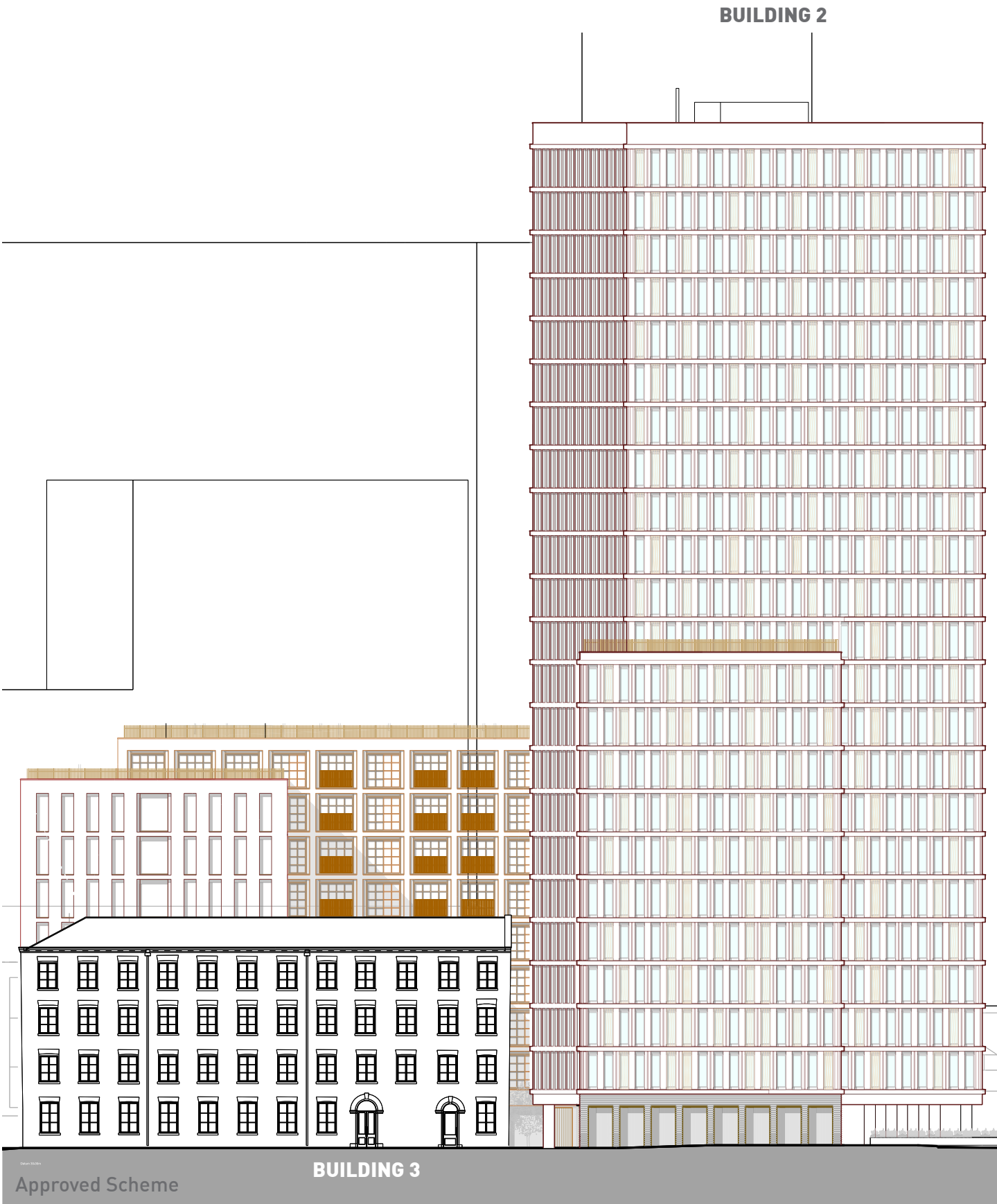
2.4.7 EAST ELEVATION COMPARISON

A comparison of the approved east facing elevations and proposed amendment to these are illustrated below.



2.4.8 SOUTH ELEVATION COMPARISON

A comparison of the approved south facing elevations and proposed amendment to these are illustrated below.





Approved Scheme



Proposed Amendments

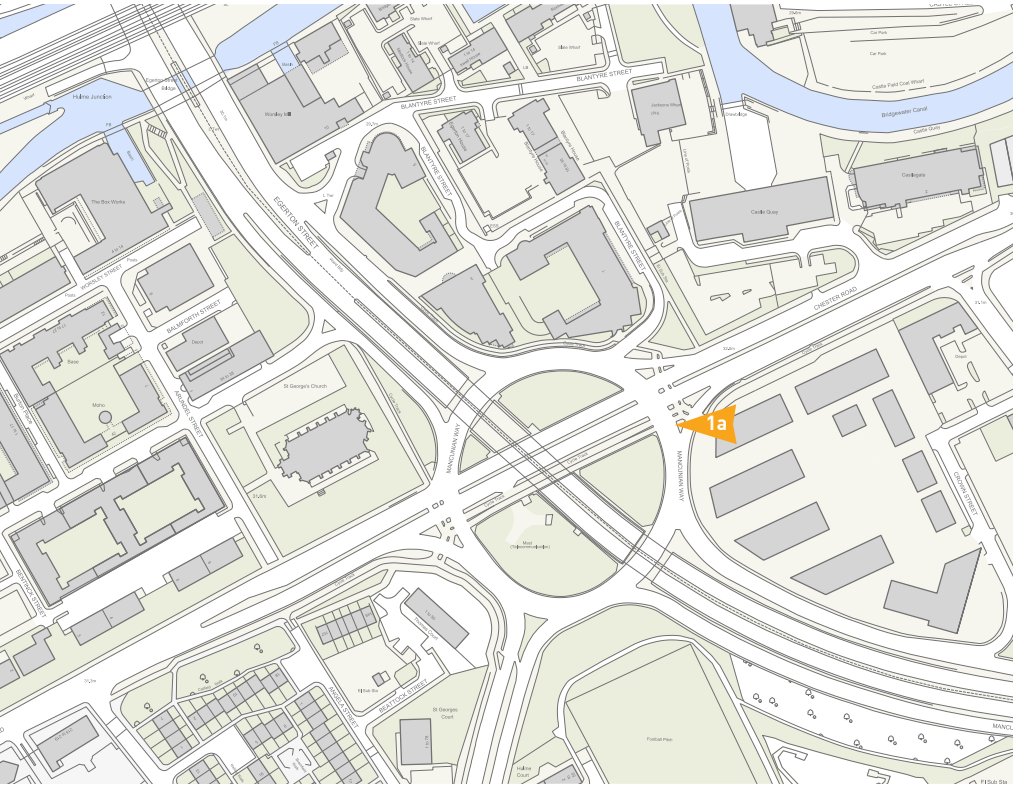
2.5 Verified Views

2.5.1 OVERVIEW

Within the August 2019 planning permission, a series of verified views were prepared as defined in key stakeholder engagements to illustrate the relationship of the proposals upon townscape and heritage assets.

The following views were included with the August 2019 Design and Access Statement and have been updated to illustrate the proposed amendments.

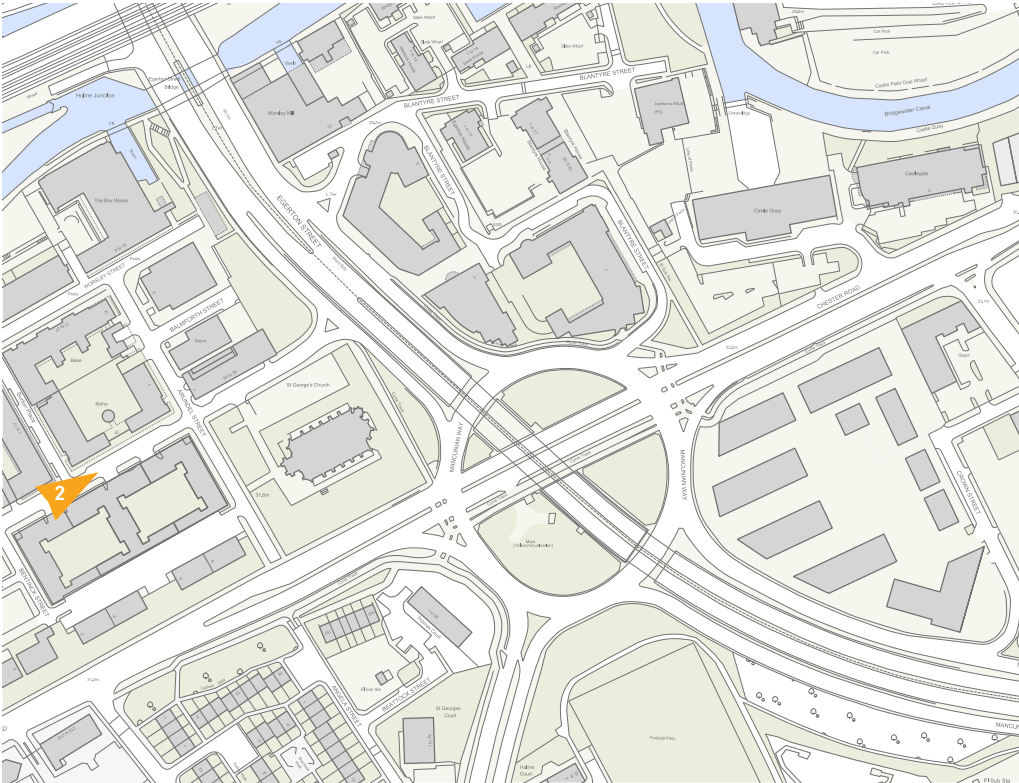
2.5.2 VIEW 1a





Approved Scheme

2.5.3 VIEW 2



Proposed Amendments

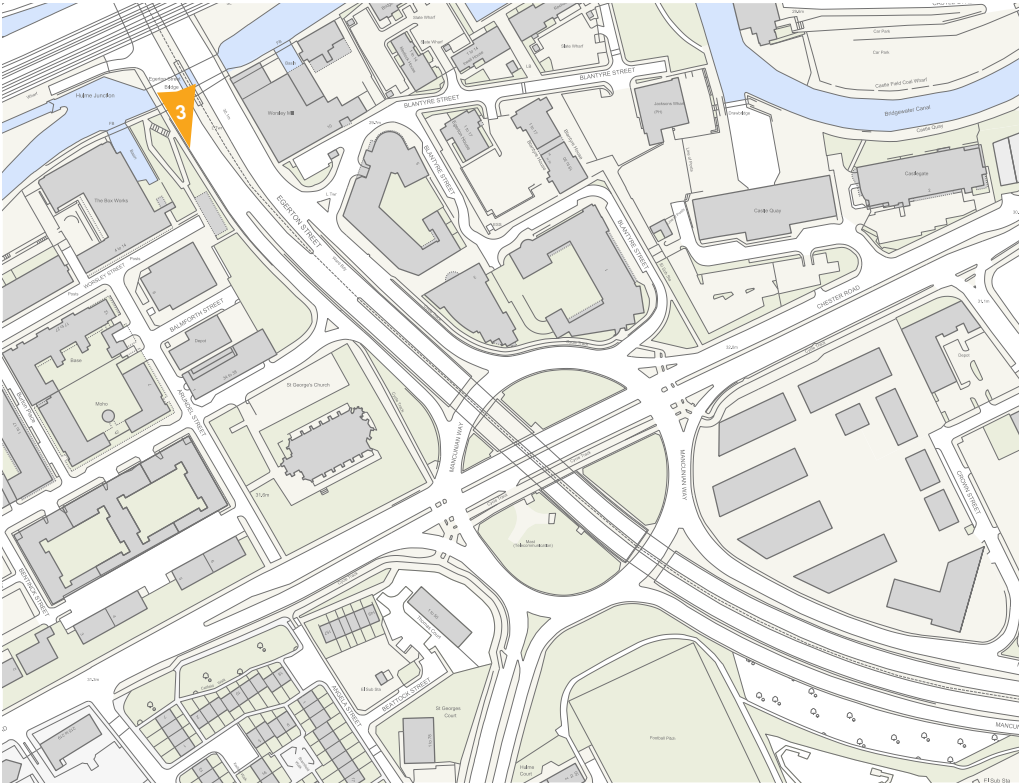


Approved Scheme



Proposed Amendments

2.5.4 VIEW 3



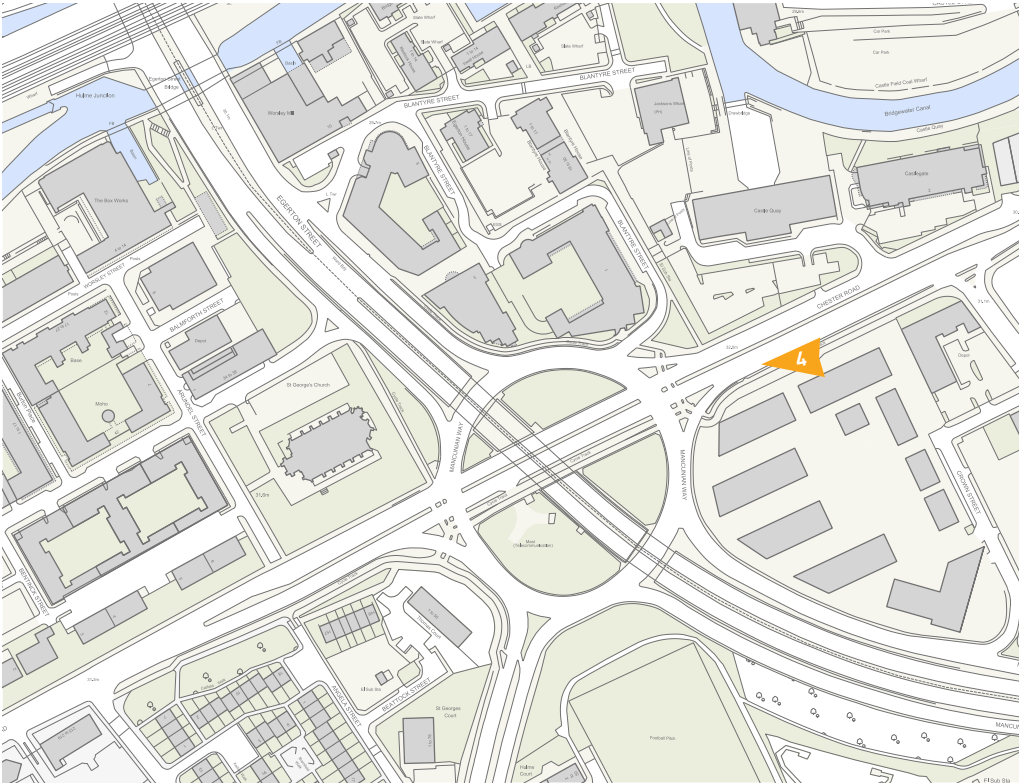


Approved Scheme



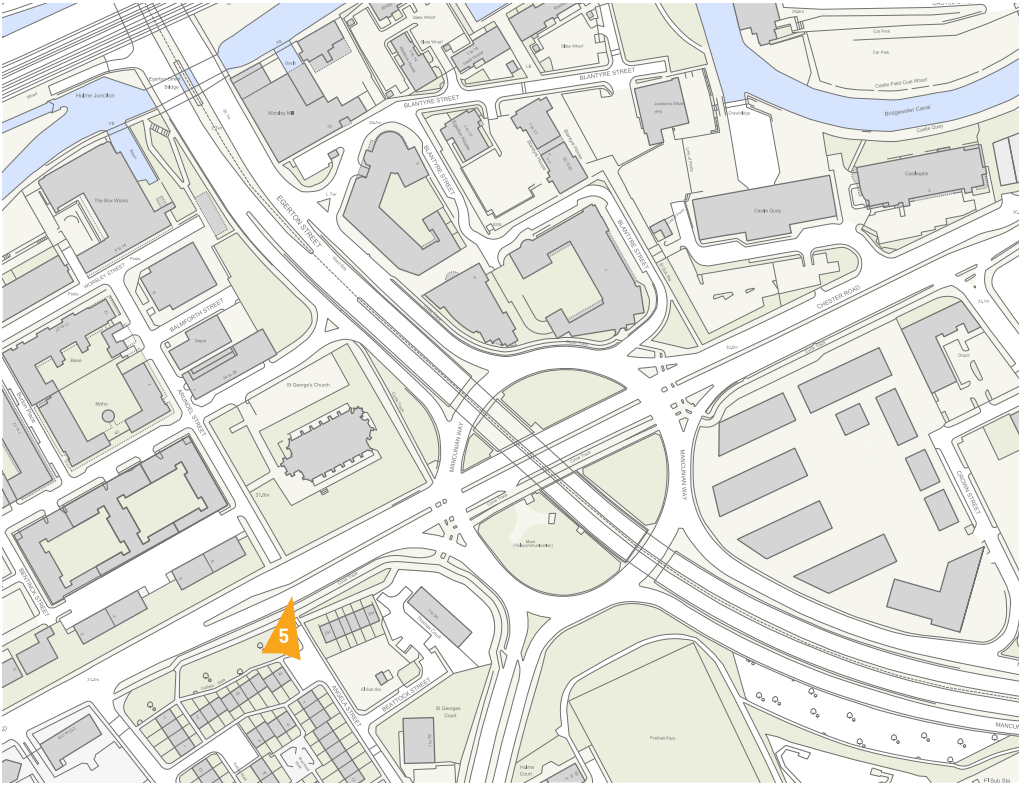
Proposed Amendments

2.5.5 VIEW 4





2.5.6 VIEW 5



Approved Scheme



Proposed Amendments

	DRAWING NUMBER						DRAWING TITLE		SCALE		STATUS	REV
G100 - Site	10090	1903	A	G100	XP	010	Existing Location Plan		1:1250	Ⓔ A1	Planning	P1
	10090	1903	A	G100	XP	100	Existing Site Plan		1:500	Ⓔ A1	Planning	P1
	10090	1903	A	G100	P	100	Proposed Site Plan		1:500	Ⓔ A1	Planning	P1
G200 - Drawings	10090	1903	A	G200	XP	100	Existing Floor Plan	- Level 00 Ground Floor	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XP	120	Existing Floor Plan	- Roof	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XP	150	Existing Floor Plans	- Building 3 - Ground Floor, Level 1	1:100	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XP	151	Existing Floor Plans	- Building 3 - Level 2, 3	1:100	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XE	101	Existing East Elevation	- General Arrangement	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XE	102	Existing West Elevation	- General Arrangement	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XE	103	Existing North Elevation	- General Arrangement	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XE	104	Existing South Elevation	- General Arrangement	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XS	101	Existing Section 1-1	- General Arrangement	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	XS	111	Existing Section A-A	- General Arrangement	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	100	Proposed Floor Plan	- Level 00 Ground Floor	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	100	Proposed Floor Plan	- Level 00 Ground Floor	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	101	Proposed Floor Plan	- Level 01, 03	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	101	Proposed Floor Plan	- Level 01	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	102	Proposed Floor Plan	- Level 02	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	102	Proposed Floor Plan	- Level 02	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	103	Proposed Floor Plan	- Level 03	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	104	Proposed Floor Plan	- Level 04, 06	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	104	Proposed Floor Plan	- Level 04, 06	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	105	Proposed Floor Plan	- Level 05, 07	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	105	Proposed Floor Plan	- Level 05, 07	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	108	Proposed Floor Plan	- Level 08	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	108	Proposed Floor Plan	- Level 08	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	109	Proposed Floor Plan	- Level 09	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	109	Proposed Floor Plan	- Level 09	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	110	Proposed Floor Plan	- Level 10	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	110	Proposed Floor Plan	- Level 10	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	111	Proposed Floor Plan	- Level 11	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	111	Proposed Floor Plan	- Level 11	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	112	Proposed Floor Plan	- Level 12, 14, 16, 18, 20	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	112	Proposed Floor Plan	- Level 12, 14, 16, 18	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	113	Proposed Floor Plan	- Level 13, 15, 17, 19, 21	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	113	Proposed Floor Plan	- Level 13, 15, 17, 19	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	120	Proposed Floor Plan	- Level 20	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	121	Proposed Floor Plan	- Level 21	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	122	Proposed Floor Plan	- Level 22	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	122	Proposed Floor Plan	- Level 22	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	140	Proposed Floor Plan	- Roof Level	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	140	Proposed Floor Plan	- Roof Level	1:200	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	161	Proposed Floor Plan	- Typical Apartments Building 1 Core A	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	161	Proposed Floor Plan	- Typical Apartments Building 1 Core A	1:50	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	162	Proposed Floor Plan	- Typical Apartments Building 1 & 2 Core B	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	162	Proposed Floor Plan	- Typical Apartments Building 1 & 2 Core B	1:50	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	163	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	163	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	164	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	164	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	165	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G200	P	165	Proposed Floor Plan	- Typical Apartments Building 2 Core C	1:50	Ⓔ A1	Planning	P2
	10090	1903	A	G200	P	166	Proposed Floor Plan	- Typical Apartments Building 3	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G200	E	101	Proposed East Elevation		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	E	101	Proposed East Elevation		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	E	102	Proposed West Elevation		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	E	102	Proposed West Elevation		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	E	103	Proposed North Elevation		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	E	103	Proposed North Elevation		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	E	104	Proposed South Elevation		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	E	104	Proposed South Elevation		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	E	150	Existing Elevations	- Building 3	1:100	Ⓔ A1	Planning	P1
	10090	1903	A	G200	E	151	Proposed Elevations	- Building 3	1:100	Ⓔ A1	Planning	P1
	10090	1903	A	G200	E	151	Proposed Elevations	- Building 3	1:100	Ⓔ A1	Planning	P2
	10090	1903	A	G200	S	101	Proposed Section 1-1		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	S	101	Proposed Section 1-1		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	S	102	Proposed Section 2-2		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	S	102	Proposed Section 2-2		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	S	103	Proposed Section 3-3		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	S	103	Proposed Section 3-3		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	S	104	Proposed Section 4-4		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	S	104	Proposed Section 4-4		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	S	111	Proposed Section A-A		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	S	111	Proposed Section A-A		1:200	Ⓔ A0	Planning	P2
	10090	1903	A	G200	S	112	Proposed Section B-B		1:200	Ⓔ A0	Planning	P1
	10090	1903	A	G200	S	112	Proposed Section B-B		1:200	Ⓔ A0	Planning	P2
G251 - External Walls	10090	1903	A	G251	D	181	Proposed North Elevation	- Building 1 Façade Study	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G251	D	181	Proposed North Elevation	- Building 1 Façade Study	1:50	Ⓔ A1	Planning	P2
	10090	1903	A	G251	D	182	Proposed East Elevation	- Building 2 Façade Study	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G251	D	182	Proposed East Elevation	- Building 2 Façade Study	1:50	Ⓔ A1	Planning	P2
	10090	1903	A	G251	D	183	Proposed South Elevation	- Building 2 Façade Study	1:50	Ⓔ A1	Planning	P1
	10090	1903	A	G251	D	183	Proposed South Elevation	- Building 2 Façade Study	1:50	Ⓔ A1	Planning	P2
JC20 - Demolition	10090	1903	A	JC20	P	100	Proposed Demolition Floor Plan	- Level 00 Ground Floor	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	JC20	P	120	Proposed Demolition Floor Plan	- Roof	1:200	Ⓔ A1	Planning	P1
	10090	1903	A	JC20	P	150	Proposed Demolition Floor Plans	- Building 3 - Ground Floor, Level 1	1:100	Ⓔ A1	Planning	P1
	10090	1903	A	JC20	P	151	Proposed Demolition Floor Plans	- Building 3 - Level 02, 03	1:100	Ⓔ A1	Planning	P1
	10090	1903	A	JC20	E	150	Proposed Demolition Elevations	- Building 3	1:100	Ⓔ A1	Planning	P1
	10090	1903	A	JC20	E	150	Proposed Demolition Elevations	- Building 3	1:100	Ⓔ A1	Planning	P1

3.1 Appendix A

This Design and Access Statement Addendum should be read in conjunction with all other associated planning documentation.

The amended Planning Drawings are appended at the back of this document in A3 format as per the adjacent drawing list.

- Unchanged drawings are in black
- Amended/new drawings are in orange
- Superceded drawings are in grey

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